



**1288 CORNERSTONE Way, Calgary T3N 1Y2**

MLS®#: **A2170383** Area: **Cornerstone** Listing Date: **10/03/24** List Price: **\$674,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **2,454 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Street Lighting**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,418**  
 Low Sqft:  
 Ttl Sqft: **1,418**

DOM

**19**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"	Living Room	Main	13`3" x 12`9"
Kitchen	Main	12`0" x 14`8"	Dining Room	Main	13`3" x 7`8"
Bedroom - Primary	Upper	12`0" x 13`7"	Bedroom	Upper	11`2" x 14`9"
Bedroom	Upper	10`1" x 9`0"	3pc Ensuite bath	Upper	4`11" x 9`4"
4pc Bathroom	Upper	5`9" x 9`0"	Bedroom	Basement	8`4" x 11`4"
4pc Bathroom	Basement	8`3" x 4`11"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2011441**

Remarks

Pub Rmks: **Welcome to this beautiful semi-detached (half duplex) in the most demanding community of CORNERSTONE. The main floor offers an open concept with a living room, dining area, kitchen at the back with an island, stainless steel appliances, chimney hood fan and built in microwave. Property is loaded with lots of upgrades that includes quartz countertops, Vinyl plank flooring, tray ceiling. Beautifully landscaped front yard and fenced backyard with a deck and double detached car garage. Upstairs comes with a master bedroom and a 3pc ensuite bathroom with a walk-in closet. Two more bedrooms with a common 4pc bathroom, and a laundry room. Separate exterior entrance to the fully developed one bedroom illegal basement suite is a great mortgage helper. Time to act now and grab an exceptional opportunity to call it home. Call your favourite realtor to book a showing.**

Inclusions: **None**  
Property Listed By: **PREP Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





