



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1059 CORNERSTONE Street, Calgary T3N 1G6**

MLS®#: **A2173429**

Area: **Cornerstone**

Listing Date: **10/19/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar: **3,067 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,808**  
Low Sqft:  
Ttl Sqft: **1,808**

DOM

**63**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`6"	Dining Room	Main	12`9" x 10`2"
Foyer	Main	7`7" x 9`2"	Kitchen	Main	12`9" x 8`7"
Living Room	Main	14`11" x 11`0"	Office	Main	14`1" x 9`3"
4pc Bathroom	Upper	9`0" x 4`11"	4pc Ensuite bath	Upper	9`0" x 4`11"
Bedroom	Upper	9`3" x 13`5"	Bedroom	Upper	9`5" x 12`0"
Laundry	Upper	8`9" x 5`4"	Bedroom - Primary	Upper	14`0" x 14`9"
Walk-In Closet	Upper	5`7" x 8`10"	4pc Bathroom	Basement	8`8" x 4`11"

<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 12`1"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`1" x 5`7"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`3" x 15`10"</b>
Legal/Tax/Financial					

Title: **Fee Simple**      Zoning: **R-G**

Legal Desc: **1612130**

Remarks

Pub Rmks: **Incredible Location | East Facing | West Facing Backyard | 2 Bedroom Basement Suite(illegal) | Double Detached Garage | 1808 SqFt | Main Level Office | Quartz Countertops | Stainless Steel Appliances | Gas Stove | 3-Bedrooms & 2 Full Bathrooms Upstairs | Upper Level Laundry Room | Side Entry to Basement | Basement Stacked Laundry | Fully Fenced Backyard. Welcome to your stunning 2-storey family home in Cornerstone boasting 1808 SqFt throughout the main and upper levels with an additional 827 SqFt in the 2 bedroom basement suite(illegal). Open the front door to a tiled foyer with closet storage and views into the beautiful open floor plan main level. The front office is bright with morning light through the large East facing windows. The open concept living, dining and kitchen supplies you with a great living space to entertain friends. The kitchen is outfitted with quartz countertops, stainless steel appliances, a gas stove, ample cabinet storage and a large breakfast bar with space for barstool seating. Across from the kitchen is a walk-in pantry with shelving for all your dry goods storage! At the rear of the home is a mudroom with closet storage and back door that leads to the backyard and rear detached garage. The main level is complete with a 2pc bath. Upstairs holds 3 large bedrooms, 2 full bathrooms and a laundry room. The primary bedroom is partnered with a walk-in closet and private 4pc ensuite. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo. The upper level laundry is every home owner's delight as its near all the bedrooms! Downstairs, the 2 bedroom basement suite(illegal) has a separate entrance and its own laundry! The open floor plan kitchen and rec room allow for both dining and living in this space. The kitchen is finished with full height cabinets, a modern backsplash and stainless steel appliances. The 2 bedrooms on this lower level are both great sized. These share the 4pc bathroom with a tub/shower combo and single vanity with storage below. Outside, this home has a large West facing backyard double detached garage with alley access. This home is located minutes from all shopping amenities. Hurry and book your showing at your beautiful move-in ready home today!**

Inclusions: **Basement: Stove, Range Hood, Refrigerator, Washer, Dryer**

Property Listed By: **RE/MAX Crown**

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











