



**120 CORNERSTONE Grove, Calgary T3N1A9**

MLS®#: **A2175515** Area: **Cornerstone** Listing **10/26/24** List Price: **\$569,888**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,626 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,541**  
 Low Sqft:  
 Ttl Sqft: **1,541**

DOM

**3**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 9`9"	Living Room	Main	13`2" x 13`8"
Kitchen With Eating Area	Main	11`7" x 13`0"	Dining Room	Main	12`11" x 11`9"
2pc Bathroom	Main	4`6" x 5`10"	Mud Room	Main	5`9" x 6`1"
Bedroom - Primary	Second	12`11" x 12`10"	Walk-In Closet	Second	5`8" x 5`10"
5pc Ensuite bath	Second	12`11" x 5`10"	Laundry	Second	5`8" x 3`5"
4pc Bathroom	Second	4`11" x 9`5"	Bedroom	Second	9`4" x 11`2"
Bedroom	Second	9`5" x 12`3"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**2310222**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE 2nd of Sep from 2:00-4:00PM\*\*\* Welcome to your new home in Cornerstone where every essentials and vibrant amenities are right at your doorstep! Located directly across from the plaza enjoy seamless access to Fresco, Shoppers drug mart, variety of restaurants and services. This recently constructed Truman-built row townhome offers the convenience of no condo fees and all the essential features for modern living. With 1541 square feet of thoughtfully designed living space, this beautiful home boasts 3 bedrooms, 2.5 bathrooms, and a double detached garage. The unfinished basement offers endless possibilities to create a custom space. As you enter, you'll be greeted by an open floor plan that seamlessly connects the living room, dining area, and kitchen, perfect for entertaining and family gatherings. The kitchen is a chef's delight with a large island, quartz countertops, upgraded stainless steel appliances, Gas stove, ample cabinet storage, and a spacious pantry. Upstairs, the primary bedroom features a luxurious 5-piece en-suite that includes dual sinks. The conveniently located hallway laundry adds a practical touch. The secondary bathroom offers an inviting soaking tub and elevated countertops. The backyard is ideal for relaxing or outdoor activities. Make the most of this incredible opportunity. Contact us today to schedule a private viewing!**

Inclusions: **None**  
Property Listed By: **Real Estate Professionals Inc.**

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

















