

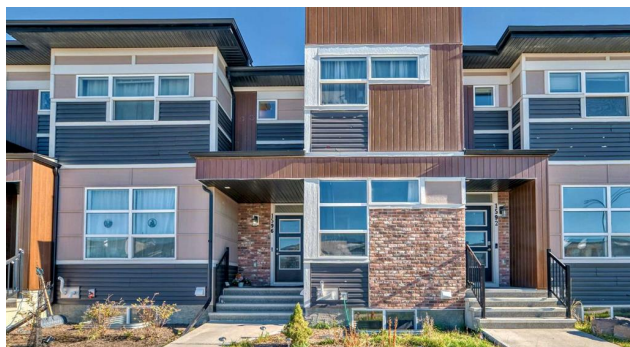


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1596 CORNERSTONE Boulevard, Calgary T3N1H3**

MLS®#: **A2175662** Area: **Cornerstone** Listing Date: **10/26/24** List Price: **\$564,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **2,228 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,549**  
Low Sqft:  
Ttl Sqft: **1,549**

DOM

**56**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Back Lane,Back Yard,Landscaped,Private**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	9`1" x 3`10"	Living Room	Main	11`6" x 15`1"
Bedroom	Main	10`11" x 8`10"	Dining Room	Main	10`11" x 10`0"
Kitchen	Main	8`4" x 12`11"	2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Second	10`11" x 14`4"	5pc Ensuite bath	Second	7`8" x 8`11"
Bedroom	Second	9`5" x 9`4"	Bedroom	Second	9`4" x 10`3"
4pc Bathroom	Second	7`11" x 4`11"	Laundry	Second	6`11" x 5`3"
Entrance	Main	5`5" x 5`3"	Family Room	Basement	19`3" x 16`8"
Storage	Basement	10`4" x 13`10"	Walk-In Closet	Second	5`11" x 5`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**1612130**

Remarks

Pub Rmks:

**OPEN HOUSE : SATURDAY Nov. 9th 1 PM - 4 PM. Welcome to this stunning NO CONDO FEE, townhome located in the wonderful neighborhood of Cornerstone. As you step into the main floor, natural light fills the open layout, highlighting a spacious living area alongside a well-defined dining space, perfect for gatherings and daily activities. The modern kitchen features a large island , sleek cabinetry, ample storage for all your culinary needs, and a walk-in pantry. It's ideal for quick meals or socializing while cooking. Completing this level is a convenient 2-piece washroom. It's the perfect space form. This home offers a total of 4 bedrooms . The main floor room is not your typical dark and small space; it's bright, airy, and flooded with light, making it ideal for a bedroom, home office, or study area. Upstairs, you'll find three bedrooms, including a primary bedroom. The luxurious 5-piece ensuite in the primary bedroom includes a huge double sink vanity, a stand-up shower, and a bathtub. The primary bedroom also features a spacious walk-in closet. The two additional bedrooms are generously sized and are complemented by another full washroom, catering effortlessly to your family's needs. The convenient top-floor laundry room comes with ample shelving, making laundry day a breeze. The basement, is ready for any renovation projects in kind. Enjoy outdoor living with a fenced-in backyard and a deck, perfect for barbecues and gatherings. In addition to lots of street parking there is a gravel parking pad in the back with the space to build a double garage in the future. Located close to shopping, grocery stores, pathways, parks, playgrounds, and more, you will have everything you need close by. Plus, it's just a quick drive to access Stoney Trail, making commuting a breeze. This home is a must-see! With its modern design, ample living space, and convenient location, it offers everything you need for comfortable and stylish living. Don't miss out on the opportunity to make this your new home!**

Inclusions:  
Property Listed By:

**BBQ**  
**MaxWell Central**

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







