



THE
A-TEAM

**RE/MAX
FIRST**

842 CORNERSTONE Way, Calgary T3N 1J9

MLS®#: **A2176426** Area: **Cornerstone** Listing Date: **10/31/24** List Price: **\$640,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **2,432 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Double Garage Detached**

DOM

51
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** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	41`3" x 37`2"	Living Room	Main	39`8" x 38`3"
Dining Room	Main	41`10" x 37`2"	Laundry	Second	11`3" x 10`1"
Bedroom - Primary	Second	41`3" x 38`3"	Bedroom	Second	34`5" x 28`5"
Bedroom	Second	34`5" x 27`8"	2pc Bathroom	Main	16`8" x 16`5"
3pc Ensuite bath	Second	30`1" x 27`8"	4pc Bathroom	Second	27`1" x 16`2"
Bedroom	Lower	32`10" x 38`10"	4pc Bathroom	Lower	25`8" x 15`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to 842 Cornerstone Way NE, a spacious and beautifully upgraded duplex perfect for families at all stages. This 1,460 sqft home offers three upper-level bedrooms and 2.5 bathrooms, including a primary suite with a walk-in closet, private ensuite, and a makeup prep area for added convenience. The kitchen boasts upgraded stainless steel appliances, quartz countertops, and a generously sized dining area, complemented by a bright, south-facing living room that fills the space with natural light. An added bonus is the full, one-bedroom "illegal suite" in the basement, fully developed with permits, adding potential for extra space or rental income. The detached double garage provides secure parking, while the location across from a massive green space (currently the Cornerstone Cricket Ground and a future school site) promises lasting value and appeal. Cornerstone is a vibrant, family-friendly community with plans for five school sites, including a future high school, making it a growing neighborhood that offers everything you need to thrive. Don't miss the chance to make this incredible property your new home!

Inclusions:
Property Listed By:

NA
Real Broker

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







