



THE A-TEAM

RE/MAX FIRST

3 CORNERSTONE Row, Calgary T3N 2K4

MLS®#: A2176481 Area: Cornerstone Listing 11/01/24 List Price: \$509,000
Status: Active County: Calgary Change: -\$10k, 16-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 1,352
Abv Sqft: 1,352
Low Sqft:
Ttl Sqft: 1,352

DOM

32
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey

Access:
Lot Feat: Corner Lot,Front Yard,Street Lighting
Park Feat: Double Garage Attached

Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Central,Forced Air
Sewer:
Ext Feat: Balcony
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Tile,Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer
Int Feat: Built-in Features,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 3pc Bathroom, Bedroom, and Dining Room with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$203

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2312138**

Remarks

Pub Rmks: **Exceptional Value in a Prime Cornerstone Location! Brand-New, Upgraded Show-Home Townhouse. This never-lived-in, luxury corner unit townhome is ideally located in the vibrant Cornerstone community, just steps from major amenities including Tim Hortons, FreshCo, Shoppers Drug Mart, BMO, and Popeyes, with easy access to Stoney Trail and only 10 minutes from Calgary Airport. Upon entry, a spacious and bright foyer welcomes you, leading to a double attached garage that offers both parking and abundant storage. The main level boasts an open-concept layout, bathed in natural light from large windows. The expansive living room is perfect for relaxing or entertaining, while the upgraded, show-home style kitchen features sleek stainless steel appliances and ample counter space, ideal for any chef. Just off the kitchen, a private balcony awaits, ready for summer barbecues and outdoor relaxation. Upstairs, this thoughtfully designed home offers 3 bedrooms, a convenient laundry room, and a beautifully appointed main bathroom for family or guests. The primary bedroom serves as a luxurious retreat with a spacious walk-in closet and a pristine 4-piece ensuite featuring a walk-in shower. With its unbeatable location, high-end upgrades, and immaculate interior, this corner unit townhouse offers a rare opportunity in today's market. We also offer more units at this location with different completion timeframe, Contact showing contact for more information. ***NO furniture included, please see agent remarks.*****

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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













