

## 1380 CORNERSTONE Street, Calgary T3N 2L6

11/06/24 A2176729 List Price: **\$843,900** MLS®#: Area: Cornerstone Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Sub Type: Detached

City/Town: Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

3,918 sqft Ttl Sqft: 2,629

<u>Parking</u>

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

6

Ttl Park: 4 2 Garage Sz:

4 (4)

3.0 (3 0)

2 Storey

Access:

Lot Feat: **Rectangular Lot** 

Park Feat: Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

2,629

## **Utilities and Features**

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: None Construction:

**Brick, Vinyl Siding, Wood Frame** 

Flooring:

Carpet,Laminate,Vinyl

Water Source: Public Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Int Feat:

Windows, Walk-In Closet(s)

**Utilities:** 

## Room Information

Laundry Libring Room Main 13'6" × 15'0" Bedroom Main 12'3" × 11'0" Kitchen Main 12'3" × 11'0" Kitchen Main 16'1" × 10'6" Bedroom Main 11'4" × 15'0" Bedroom Main 11'4" × 10'6" Bedroom Upper 12'11" × 10'7" Bedroom-Primary Upper 11'6" × 12'0" Spc Bathroom Upper 12'11" × 10'7" Bonus Room Upper 12'12" × 13'6"  Legal/Tav/Financial  Title: Zoning: Fee Simple Legal Desc: 2311614  Semarks  **SIDE ENTRANCE* Amazing Design! Unique in Features! Brand New Home! Over 2600+ SF of Stylish design welcomes you into this stunning FOUR BEDROOM as FULL BATH home located in in the beautiful community of Cornerstone. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEn FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ counter tops, sleek stainless steel appliances including a Whirlpool 25 cu ft French Door Refigerator w/ Icemaker, Whirlpool Gislide In - with Air Fry, a Panasonic Built-in Microwave with Trim kit and a Brona BBRN3306SS power pack built-in cabinet hoodfan. A huge walk-in corner pantry beautiful extended over sized flush centre Island that overlooks the generous great room and dining room-ldeal for all entertaining. A sizeable FOURTH BEDRO on the main floor, perfect for a large family or working from home to Earth Colour Palette, convenient side entrance and raised 9' basement ceiling height 3-piece rough-in plumbing, Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltCreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency all Cornerstone has to offer. A brand new build with all of the difficult decisions decided with a functional and intelligent floorplan for a large family. Perfect!! ** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for time buyers' mortgages ** Jayman Financial Brokers now available to sign-up **  Inclusions:	Room	<u>Level</u>	<u>Dimensions</u>	Room Rodroom	<u>Level</u>	<u>Dimensions</u>
Bedroom Main 12:3" x 11:0" Kitchen Main 16:1" x 10:6" 3pc Bathroom Main 4:10" x 5'9" Bedroom - Primary Upper 11:6" x 10:6" Upper 12:11" x 10:7" Bonus Room Upper 11:6" x 12:0" 5pc Bathroom Upper 19:9" x 5'9" Bedroom - Upper 11:6" x 12:0" Title: Zoning: Fee Simple R-G Legal Desc: 2311614  **Remarks**  **SIDE ENTRANCE* Amazing Design! Unique in Features! Brand New Home! Over 2600+ SF of Stylish design welcomes you into this stunning FOUR BEDROOM a FULL BATH home located in the beautiful community of Cornerstone. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful extended over sized flush centre Island that overloading a Whirlpool 25 cu ft French Door Refigerator w/ Lemaker, Whirlpool dishwasher, Whirlpool G/ Slide In - with Air Fry, a Panasonic Built-in Microwave with Trim kit and a Broan BBN3306SS power pack built-in cabinet hoodfan . A huge walk-in corner pantry beautiful extended over sized flush centre Island that overloads great room and dining room-ideal for all entertaining. A sizeable FOURTH BEDRO on the main floor, perfect for a large family or working from home as you have a full bath adjacent to the functional space with a private pocket door access. Upstairs, you will discover THREE MORE BEDROOMS with the Primary Suite boasting a Spec en suite with dual vanities, stand alone shower, over sized bath and large walk-in closets. A centralized BONUS ROOM offers an additional living space and another 5pc full bath and 2nd floor laundry to complete the level with a walk-in pantry. ADDITIONAL FEATURES: Professionally designed Down to Earth Colour Palette, convenient side entrance and raised 9 basement ceiling height 3-piece rough-in plumbing. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, Builticreen Canada standard, with a man flamental Biropor with give the Alexander of the Alexande	•				• •	
Main 4 10" x 5'9" Bedroom - Primary Upper 11'6" x 14'0" Upper 12'11" x 10'7" Bonus Room Upper 12'11" x 10'7" Bonus Room Upper 12'4" x 13'6" Upper 12'4" x 13'6"  Title: Zoning: R-G  Eegal Desc: 2311614 Remarks  *SIDE ENTRANCE* Amazing Design! Unique in Features! Brand New Home! Over 2600+ SF of Stylish design welcomes you into this stunning FOUR BEDROOM a FULL BATH home located in the beautiful community of Cornerstone. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautify QUARTZ counter tops, sleek stainless steel appliances including a Whirlpool 25 cu ft French Door Refigerator w/ Icemaker, Whirlpool dishwasher, Whirlpool Sidle in - with Air Firy, a Panasonic Built-in Microwae with rim kit and a Broan BBN3306S5 power pack built-in cabinet hoodfan . A huge walk-in corner panty beautiful extended over sized flush centre Island that overlooks the generous great room and dining room-ideal for all entertaining. A sizeable FOURTH BEDRO on the main floor, perfect for a large family or working from home as you have a full bath adjacent to the functional space with a private pocket door access. Upstairs, you will discover THREE MORE BEDROOMS with the Primary Suite boasting a 5pc en suite with dual vanities, stand alone shower, over sized bath and large walk-in closets. A centralized BONUS ROOM offers an additional living space and another 5pc full bath and 2nd floor laundry to complete the level with a walk-in pantry. ADDITIONAL FEATURES: Professionally designed Down to Earth Colour Palette, convenient side entrance and raised 9' basement ceiling height and Smart Home Technology Solutions! Situated close to the International Alirport with quick access to both Deer Foot Trail and Stony Trail along with hew amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of	_					
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123