



THE
A-TEAM

**RE/MAX
FIRST**

75 CORNERSTONE Row #104, Calgary T3N2K4

MLS® #: **A2176869**

Area: **Cornerstone**

Listing Date: **11/08/24**

List Price: **\$486,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **15,069 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,405**
Low Sqft:
Ttl Sqft: **1,405**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:
Lot Feat:
Park Feat:

Other
Double Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Lighting**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer**
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Dining Room
Living Room
Bedroom
Bedroom
3pc Ensuite bath

Second
Second
Third
Third
Third

11`7" x 5`4"
17`3" x 16`4"
8`6" x 11`5"
8`6" x 11`5"
5`11" x 8`6"

Furnace/Utility Room
4pc Bathroom
2pc Bathroom
Kitchen
Bedroom - Primary

Main
Third
Second
Second
Third

5`7" x 9`7"
9`10" x 5`0"
5`5" x 5`0"
14`11" x 11`4"
11`2" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$214

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc:

2312138

Remarks

Pub Rmks:

LOCATION, LOCATION, LOCATION ! Situated in the vibrant center of Cornerstone, this townhome provides exceptional convenience with a variety of amenities just steps away. Pre-construction unit available in 90 days. This brand new townhomes unit offer 3 stories, featuring 3 bedrooms, 2.5 bathrooms, and a 2-car tandem garage. Residents can easily reach popular destinations like Chalo-Fresco, Tim Hortons, Starbucks, and major banks including RBC, BMO, TD, and Scotiabank. For everyday needs, Shoppers Drug Mart is close by, along with a diverse selection of shops, eateries, and cafes within walking distance. Right off of Countryhills Blvd, having easy access to stoney trail and Deerfoot trail. Families will value this home's placement in a safe, multicultural neighborhood with nearby playgrounds perfect for children. Fitness enthusiasts will enjoy Anytime Fitness, just a 2-minute walk, while commuters have quick access to major roads. Ideally located, it's only a 10-minute drive to CrossIron Mills and 9 minutes to the nearest train station, making travel simple and efficient. Inside, luxury details enhance the home, including quartz countertops in the kitchen and bathrooms, bringing elegance to daily life. The thoughtful layout also provides parking for up to 3 cars (2 inside and 1 on the driveway), ideal for larger households or families with multiple vehicles. Stainless steel Samsung appliance package will include oven stove, microwave, dishwasher, French door Fidge and washer dryer with the purchase of townhome. LVP throughout main floor and carpet on stairs and bedrooms with each room including walk-in closet. With everything from grocery stores to dining nearby, this townhome promises a lifestyle of ease and accessibility in one of Cornerstone's most sought-after neighborhoods. Be among the first to own this newly built townhome. Scheduled for completion in the next 3 months. this property could be yours with just 5% down. For viewing - please contact the listing realtor to give a tour as it is in framing, and we have a Showhome that can be viewed.

Inclusions:

N/A

Property Listed By:

eXp Realty

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

SETTE



NAME	SQ. FT.	GARAGE STALLS	BEDROOMS	BATHROOMS
Sette - B	1405	2	3	2.5

CENTRO LUXURIAHOMES.CA CORNERSTONE A MODERN TOWNHOUSING PROJECT FEATURING 84 UNITS





