



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 CORNERSTONE Row #110, Calgary T3N 1A9**

MLS® #: **A2177063**

Area: **Cornerstone**

Listing Date: **11/05/24**

List Price: **\$489,975**

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**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,481**  
Low Sqft:  
Ttl Sqft: **1,481**

DOM

**16**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator**  
Int Feat: **Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	11`2" x 12`2"	Balcony	Second	17`4" x 8`0"
Bedroom	Third	8`6" x 9`1"	2pc Bathroom	Second	5`5" x 5`1"
Kitchen	Second	11`6" x 15`0"	Dining Room	Second	13`8" x 8`1"
Living Room	Second	17`4" x 10`0"	Bedroom	Third	8`6" x 10`1"
4pc Bathroom	Third	9`11" x 5`0"	Laundry	Third	3`2" x 3`6"
Walk-In Closet	Third	5`10" x 6`6"	3pc Ensuite bath	Third	5`10" x 8`6"
Furnace/Utility Room	Lower	5`0" x 9`4"			

Legal/Tax/Financial

Condo Fee: <b>\$214</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-G</b>
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Legal Desc: **2312138**

Remarks

Pub Rmks: **\*\*\*Under Construction estimated completion 60-90 days\*\*\* \*\*\* This exceptional townhome is perfectly positioned in the vibrant heart of Cornerstone, providing residents with unmatched convenience and a wealth of amenities just moments away. Enjoy easy access to Chalo-Fresco, Tim Hortons, and Starbucks, as well as major banks. For daily necessities, a Shoppers Drug Mart is close by, along with a variety of retail shops, restaurants, and food outlets within walking distance. Families will love the safe and diverse neighborhood's, complete with nearby playgrounds for children to enjoy. Fitness enthusiasts will appreciate the proximity to Anytime Fitness, just a 2-minute walk away. Commuters will find all major roads easily accessible, with Cross iron Mills a quick 10-minute drive and 10-minutes to Calgary International Airport. Inside, this home boasts luxury finishes throughout, featuring stunning quartz countertops in both the kitchen and bathrooms that elevate everyday living. With grocery stores, dining options, and recreational facilities just steps away, this townhome offers a perfect blend of comfort and convenience in one of Cornerstone's most sought-after locations. \*\* RMS from the builder\*\* Please Note: The images are of a similar unit or a representation of the space in progress.**

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

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

