



THE
A-TEAM

**RE/MAX
FIRST**

29 CORNERSTONE Row #39, Calgary T3N 1A9

MLS® #: **A2177606**

Area: **Cornerstone**

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

List Price: **\$488,525**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-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: **1,473**
Low Sqft:
Ttl Sqft: **1,473**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached**

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: **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

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	8`0" x 17`4"	2pc Bathroom	Main	5`1" x 5`5"
Kitchen	Main	15`0" x 11`3"	Dining Room	Main	8`1" x 13`8"
Living Room	Main	10`0" x 17`4"	Bedroom - Primary	Upper	11`6" x 11`11"
Walk-In Closet	Upper	5`8" x 5`1"	3pc Ensuite bath	Upper	8`6" x 5`0"
4pc Bathroom	Upper	5`0" x 9`11"	Laundry	Upper	3`2" x 3`4"
Bedroom	Upper	10`0" x 8`6"	Bedroom	Upper	8`6" x 10`0"
Furnace/Utility Room	Lower	9`4" x 5`0"	Entrance	Lower	6`9" x 7`11"

Legal/Tax/Financial

Condo Fee: \$214	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 Townhouse. This never-lived-in, luxury 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 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. ****PLEASE NOTE: PICTURES ARE OF THE SHOWHOME BUILD - UNIT WILL BE COMPLETE IN APPROXIMATELY 60-90 DAYS******

Inclusions: n/a
Property Listed By: **eXp Realty**

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









