



THE
A-TEAM

**RE/MAX
FIRST**

90 CORNER RIDGE Mews, Calgary T3N 1A8

MLS®#: **A2178389**

Area: **Cornerstone**

Listing Date: **11/09/24**

List Price: **\$714,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,379 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

DOM

12

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,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>
2pc Bathroom	Main	6`2" x 4`8"	Dining Room	Main	12`3" x 11`2"
Living Room	Main	14`11" x 16`0"	3pc Ensuite bath	Second	7`11" x 7`3"
4pc Bathroom	Second	5`0" x 7`9"	Bedroom	Second	9`4" x 12`5"
Bedroom	Second	9`4" x 10`1"	Kitchen	Main	12`10" x 12`4"
Bonus Room	Second	12`11" x 12`6"	Bedroom - Primary	Second	10`8" x 15`5"
4pc Bathroom	Suite	8`0" x 5`0"	Bedroom	Suite	10`7" x 10`11"
Bedroom	Suite	6`9" x 10`11"	Kitchen	Suite	9`10" x 7`1"
Living Room	Suite	17`7" x 19`9"	Furnace/Utility Room	Lower	7`9" x 12`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2010988

Remarks

Pub Rmks:

BASEMENT SUITE | SEPARATE ENTRANCE | Welcome to this meticulously crafted home, nestled in the vibrant community of Cornerstone. This beautiful home is built by an award winning builder, Shane Homes which shows beautiful with all the upgrades. This residence offers modern elegance and thoughtful design. Step inside to discover an open-concept main floor, flooded with natural light. The expansive layout provides ample space for perfect for entertaining and daily living. The heart of the home is the perfectly sized kitchen, complete with upgraded Range Hood Fan & Gas Stove and then you have a pantry for all your culinary needs. A convenient half bathroom adds to the main floor's functionality. As you ascend the staircase to the second floor, a bonus room awaits—a versatile area perfect for a home office, playroom, or entertainment purpose. Upstairs, you'll find three generously sized bedrooms. The master bedroom boasts its own ensuite, offering a private retreat and walk-in closet. The fully finished basement suite is a standout feature, offering 2 bedroom unit with its own kitchen, laundry, and private entrance—perfect for generating rental income or providing space for extended family or guests. The home is situated within walking distance to a bus stop, It also offers easy access to Stoney Trail and near-by shopping centres. Don't miss out on this exceptional home! Contact us today to schedule a viewing.

Inclusions:
Property Listed By:

Furniture
Five Star Realty

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







