



THE
A-TEAM

**RE/MAX
FIRST**

75 CORNERSTONE Row #109, Calgary T3N 2K4

MLS®#: **A2180880** Area: **Cornerstone** Listing Date: **11/24/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,470**
 Low Sqft:
 Ttl Sqft: **1,470**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached, Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Central** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	16`2" x 10`8"	Dining Room	Second	12`5" x 9`5"
Kitchen	Second	13`8" x 13`11"	2pc Bathroom	Second	5`4" x 4`11"
Bedroom	Third	11`9" x 8`2"	Bedroom	Third	9`2" x 9`10"
4pc Bathroom	Third	9`1" x 6`1"	Bedroom - Primary	Third	10`9" x 11`11"
3pc Bathroom	Third	4`11" x 8`5"			

Legal/Tax/Financial

Condo Fee:
\$205

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2312138**

Remarks

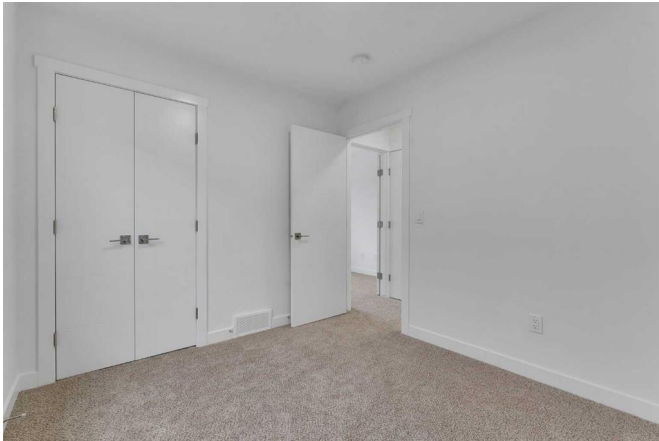
Pub Rmks: **BRAND NEW TOWNHOME! LOW CONDO FEE! CLOSE TO YYC AIRPORT! SHOPPING AND TRANSIT NEARBY! WELCOME to this BRAND NEW 3 STOREY TOWNHOME IN THE MOST SOUGHT AFTER COMMUNITY OF CORNERSTONE! This TOWNHOME is LOCATED in CORNERSTONE'S NEWEST TOWNHOME COMPLEX CALLED THE CENTRO! This TOWNHOME FEATURES LUXURY VINYL PLANK FLOORING, TEXTURED KITCHEN CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES AND AN ATTACHED TANDEM SINGLE CAR GARAGE (FIITS 2 VEHICLES). The MAIN FOYER is CONVENIENTLY LOCATED NEXT TO YOUR GARAGE. On the SECOND LEVEL you will find your LOVELY UPGRADED KITCHEN OVER LOOKING YOUR HUGE DINING AND LIVING ROOM (FEATURING 9 FT CEILINGS!). The KITCHEN ITSELF IS DESIGNED ELEGANTLY WITH STORAGE IN MIND AS WELL AS CONVENIENCE with a KITCHEN ISLAND, CABINETS TO THE TOP OF THE CEILING AND A MICROWAVE HOOD FAN! Behind the KITCHEN IS YOUR HUGE BALCONY THAT IS PERFECT FOR BBQING! There is also an ADDITIONAL 2PC BATHROOM ON THE MAIN FLOOR! On the THIRD LEVEL, you will find 3 BEDS (ONE OF WHICH IS THE GRAND MASTER BEDROOM FEATURING A WALK-IN CLOSET AND A 3 PC ENSUITE!) PLUS AN ADDITIONAL 4 PC BATHROOM AND YOUR LAUNDRY AREA! THE LAUNDRY AREA BEING ON THE THIRD LEVEL MAKES IT VERY CONVENIENT FOR LAUNDRY DAYS! This ENTIRE TOWNHOME AND TOWNHOME COMPLEX IS BUILT TO MAKE LIFE EASIER, WHETHER ITS THE THIRD FLOOR LAUNDRY OR THE CONVENIENCE OF BEING IN WALKING DISTANCE TO CHALO FRESHCO, BMO, TIM HORTONS AND MANY MORE LOCAL DELIGHTS! BOOK YOUR SHOWING TODAY!**

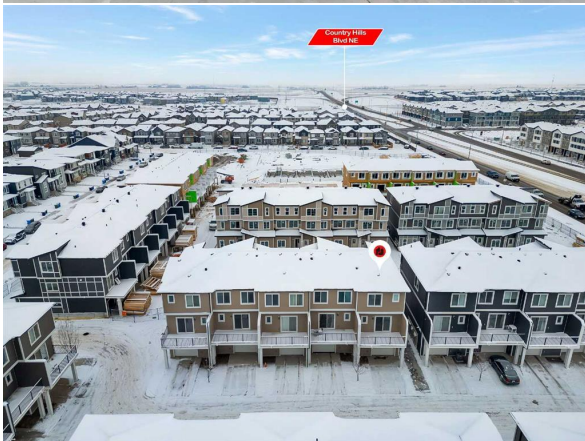
Inclusions: **N/A**
Property Listed By: **Real Broker**

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









Country Hills
Studio

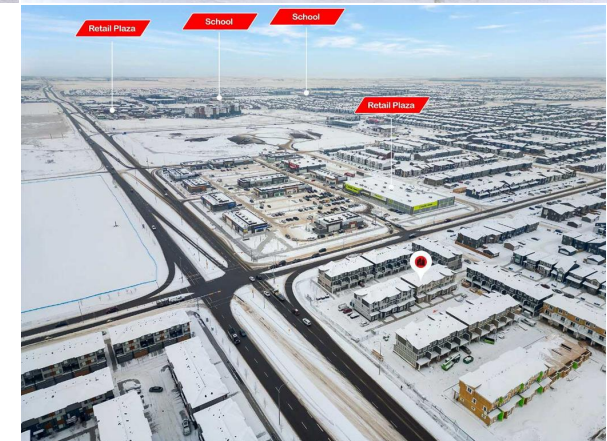


Retail Plaza

School

LRT Station

Retail Plaza



Retail Plaza

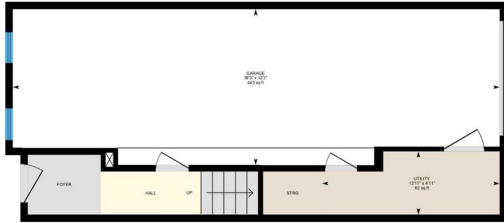
School

School

Retail Plaza

109-75 Cornerstone Row NE, Calgary, AB

Ground Floor Exterior Area 195.87 sq ft
Interior Area 147.26 sq ft
Excluded Area 479.94 sq ft



PREPARED: 2024/11/04



White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109-75 Cornerstone Row NE, Calgary, AB

1st Floor Exterior Area 609.23 sq ft
Interior Area 545.42 sq ft



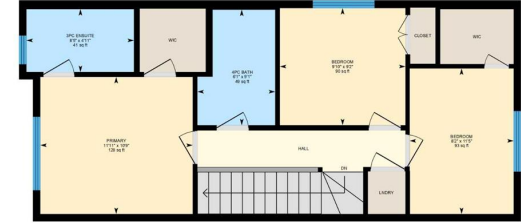
PREPARED: 2024/11/04



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2nd Floor Exterior Area 666.25 sq ft
Interior Area 601.42 sq ft



PREPARED: 2024/11/04



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Main Building, Total Exterior Area Above Grade 1470.14 sq ft



PREPARED: 2024/11/04



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