



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**257 CORNERSTONE Passage, Calgary T3N 1B9**

MLS® #: **A2181656**

Area: **Cornerstone**

Listing Date: **11/30/24**

List Price: **\$644,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 05-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **2,820 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Garden**  
Park Feat: **Double Garage Detached**

DOM

**63**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`1" x 5`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 11`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 8`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`3" x 9`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 11`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1612130**

Remarks

Pub Rmks:

Welcome to this stunning former Jayman Built Spec Home, nestled in the vibrant and family-friendly community of Cornerstone in Northeast Calgary. This thoughtfully designed 3-bedroom, 2.5-bathroom detached laned home offers nearly 1,400 square feet of modern living space, combining style, comfort, and functionality. As you approach, you'll immediately notice the charming curb appeal, featuring a well-maintained exterior and inviting front entrance. Step inside to discover an open-concept main floor that boasts an abundance of natural light, sleek laminate flooring, and a neutral color palette that complements any décor. The spacious living room is perfect for relaxation and entertaining, while the dining area provides ample space for family meals and gatherings. The heart of the home is the gourmet kitchen, complete with upgraded stainless steel appliances, elegant cabinetry, a large central island with quartz countertops, and a convenient pantry for all your storage needs. Whether you're hosting dinner parties or preparing meals for loved ones, this kitchen is sure to impress. Upstairs, the primary suite offers a private retreat, featuring a generous walk-in closet and a luxurious ensuite with a shower. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level, making it ideal for families or guests. This home is equipped with a central air conditioning system, ensuring comfort during Calgary's warm summer months. The unfinished basement awaits your personal touch and offers endless possibilities for future development. Step outside to enjoy the fully fenced backyard, providing a safe and private space for children and pets to play. A concrete pad adds versatility to the outdoor area, perfect for summer barbecues or a cozy fire pit setup. The double detached garage offers ample storage and parking, making winter mornings hassle-free. Situated in the growing community of Cornerstone, this property is close to parks, walking paths, and playgrounds, catering to an active lifestyle. The location also provides convenient access to major roadways like Stoney Trail and Deerfoot Trail, ensuring an easy commute to downtown Calgary and the airport. Nearby amenities include schools, shopping centers, and dining options, making this an excellent choice for families and professionals alike. This former Jayman Built spec home is a testament to quality craftsmanship and modern design. With its thoughtful layout, premium finishes, and unbeatable location, this property won't be on the market for long. Don't miss this incredible opportunity to own a move-in-ready home in one of Calgary's most desirable new communities. Schedule your private showing today and take the first step toward making this house your forever home!

Inclusions:  
Property Listed By:

n/a  
**URBAN-REALTY.ca**

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





















