



THE
A-TEAM

**RE/MAX
FIRST**

212 CORNERGATE Row, Calgary T3N 1L7

MLS®#: **A2182011** Area: **Cornerstone** Listing **12/06/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 26-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,013 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,844**
 Low Sqft:
 Ttl Sqft: **1,844**

DOM

57
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`9"	Dining Room	Main	13`4" x 7`2"
Family Room	Main	13`0" x 14`3"	Kitchen	Main	14`10" x 12`3"
Living Room	Main	15`0" x 10`0"	4pc Bathroom	Second	5`1" x 8`10"
4pc Ensuite bath	Second	4`11" x 9`4"	Bedroom	Second	9`8" x 9`11"
Bedroom	Second	8`11" x 13`1"	Bonus Room	Second	13`7" x 10`9"
Laundry	Second	5`1" x 7`5"	Bedroom - Primary	Second	11`0" x 12`0"
2pc Bathroom	Basement	6`0" x 4`1"	Bonus Room	Basement	8`10" x 14`10"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**10`7" x 14`10"
6`0" x 11`3"**

Game Room

Basement

17`10" x 27`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811258

Zoning:
R-G

Remarks

Pub Rmks:

Back on the market due to financing...Explore a hidden treasure in the Cornerstone NE community. Boasting approximately 2,700 sq. ft. of living space, this two-story residence includes 4 bedrooms and 4 bathrooms, along with ample additional space. The inviting main floor features an open-concept layout with a foyer, a bright white kitchen, and a spacious living and dining area adorned with decorative elements and neutral tones. The kitchen is equipped with an island/breakfast bar, plenty of cabinetry and countertop space, and stainless steel appliances, including a gas range. A convenient 2-piece bathroom completes this level. On the second floor, the primary bedroom is generously sized and filled with natural light, boasting a walk-in closet and a luxurious 4-piece ensuite bathroom. The second and third bedrooms, each with good closet space, are also located on this level. Upstairs Bonus room can be customized to your liking along with a laundry room for added convenience. The professionally finished basement with separate entrance which has all the necessary permits features vinyl plank floors and includes a spacious family room, an additional bedroom, a bonus room, and a 2-piece bathroom. There are numerous layout possibilities to suit your needs. Outside, the backyard offers a raised wooden deck perfect for summer relaxation, gas bbq hook up along with plenty of room for gardening or the potential to build a new garage/shop accessible from the back line. This home is incredibly well-located, with close access to Stoney Trail, YYC Airport, Crossiron Mills, Costco, parks, restaurants, and shopping. Don't miss your chance to make this beautiful home your own!

Inclusions:
Property Listed By:

**None
Comox Realty**

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









