



THE
A-TEAM

**RE/MAX
FIRST**

1288 CORNERSTONE Way, Calgary T3N 1Y2

MLS®#: **A2183525**

Area: **Cornerstone**

Listing Date: **12/14/24**

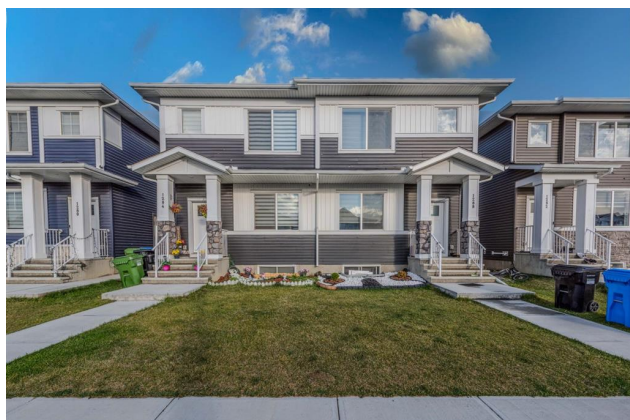
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,418

Year Built:

2021

Low Sqft:

Ttl Sqft:

1,418

Lot Information

Lot Sz Ar:

2,454 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Landscaped,Street Lighting

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

Kitchen Island,Quartz Counters,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"	Living Room	Main	13`3" x 12`9"
Kitchen	Main	12`0" x 14`8"	Dining Room	Main	13`3" x 7`8"
Bedroom - Primary	Upper	12`0" x 13`7"	Bedroom	Upper	11`2" x 14`9"
Bedroom	Upper	10`1" x 9`0"	3pc Ensuite bath	Upper	4`11" x 9`4"
4pc Bathroom	Upper	5`9" x 9`0"	Bedroom	Basement	8`4" x 11`4"
4pc Bathroom	Basement	8`3" x 4`11"	Game Room	Basement	12`8" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2011441

Remarks

Pub Rmks:

Welcome to this beautiful semi-detached property in the heart of CORNERSTONE and one of the fastest growing communities in NE Calgary with an upcoming future schools and shopping plaza's. The main floor offers an open concept with a living room, dining area, kitchen at the back with an island, stainless steel appliances, range hood and built in microwave. Property is loaded with lots of upgrades that includes quartz countertops, Vinyl plank flooring, tray ceiling. Beautifully landscaped front yard and fenced backyard with a deck and double detached car garage for cold winters. Upstairs offers master bedroom with a 3pc ensuite and a walk-in closet. Two more bedrooms with a common 4pc bathroom, and a laundry room. Separate exterior entrance to the fully developed one bedroom basement suite (illegal) is a huge plus. It is your time now to grab an exceptional opportunity to call it home. Call your favourite realtor to book a showing.

Inclusions:
Property Listed By:

N/A
PREP Realty

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





