



THE
A-TEAM

**RE/MAX
FIRST**

17 CORNERSTONE Parade, Calgary T3N 2E5

MLS® #: **A2185783**

Area: **Cornerstone**

Listing Date: **01/05/25**

List Price: **\$860,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,821 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,416**
Low Sqft:
Ttl Sqft: **2,416**

DOM

107

Layout

Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **City Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Ceramic Tile, Laminat
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Washer/Dryer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

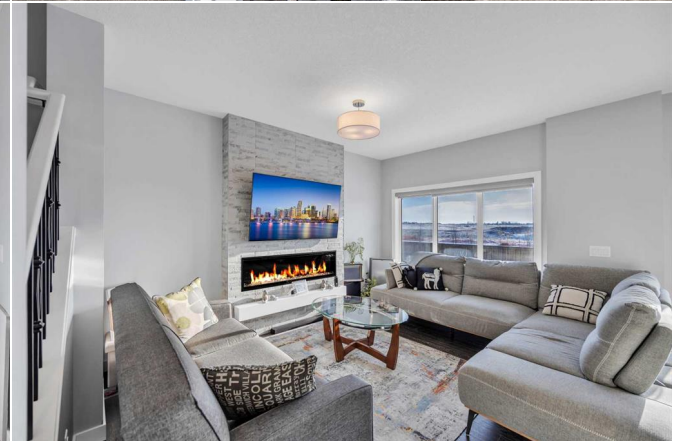
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4' 11" x 9' 1"	Bedroom	Main	8' 6" x 9' 3"
Dining Room	Main	10' 11" x 10' 10"	Foyer	Main	8' 11" x 9' 0"
Kitchen	Main	10' 6" x 14' 2"	Living Room	Main	12' 0" x 14' 6"
Spice Kitchen	Main	4' 10" x 7' 11"	4pc Bathroom	Second	10' 0" x 5' 0"
5pc Ensuite bath	Second	9' 1" x 9' 11"	5pc Ensuite bath	Second	9' 7" x 8' 0"
Bedroom	Second	12' 7" x 17' 7"	Bedroom	Second	10' 0" x 14' 2"
Bedroom	Second	10' 0" x 9' 8"	Family Room	Second	14' 4" x 13' 0"

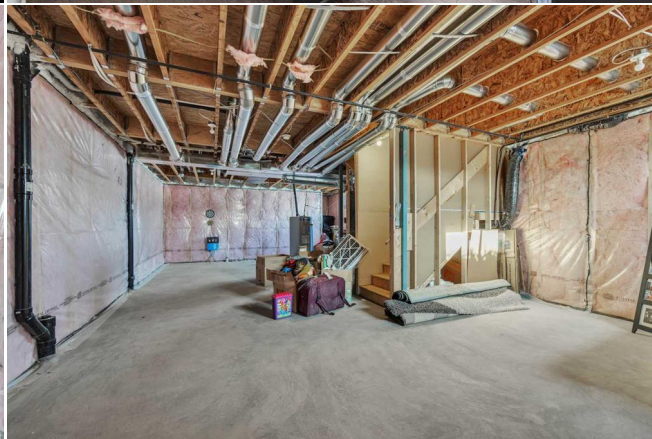
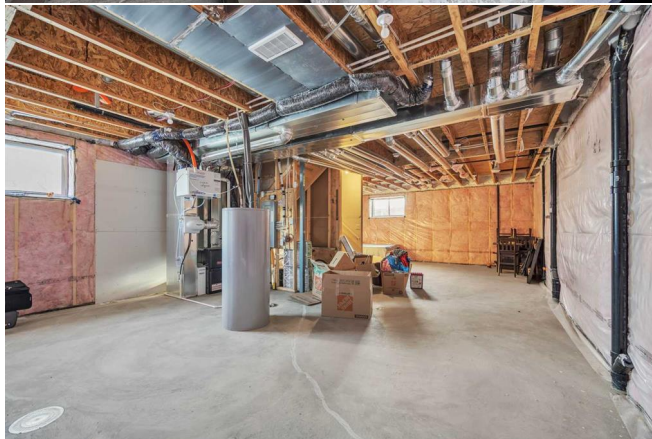
Laundry	Second	9`2" x 5`3"	Bedroom - Primary	Second	12`11" x 14`6"
			Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			R-G		
Legal Desc:	2310227				
			Remarks		
Pub Rmks:	Welcome to this prestigious 5-bedroom, 4-bathroom home, situated in the sought-after Cornerstone community. Located on a quiet street with no neighbors directly behind, this home sits on one of the largest lots in the area. The main floor features a full bedroom, bathroom, kitchen, executive-style main kitchen with high-end Bosch appliances, and a spacious living and dining area. The upper floor offers two Master bedrooms, each with its own walk-in closet and 5-piece ensuite, along with two additional bedrooms, a convenient upper floor laundry area, and a cozy family room. For private showings, contact your favorite realtor.				
Inclusions:	WINDOW COVERINGS				
Property Listed By:	PREP Realty				

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









17 Cornerstone Parade NE, Calgary, AB

Main Floor	Exterior Area 685.79 sq ft
	Interior Area 907.37 sq ft
	Excluded Area 462.90 sq ft



PREPARED: 2025/01/06

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

17 Cornerstone Parade NE, Calgary, AB

1st Floor Exterior Area 1430.85 sq ft
Interior Area 1321.20 sq ft



PREPARED 2020/01/06



Notes: All dimensions are in feet. All room dimensions and floor areas must be considered approximate and are subject to independent verification.