



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 CORNERSTONE Parade, Calgary T3N 2E5**

MLS®#: **A2185783**      Area: **Cornerstone**      Listing Date: **01/05/25**      List Price: **\$875,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**27**  
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, Laminate**  
 Water Source:  
 Fnd/Bsmt: **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
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`11" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 14`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 14`6"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>4`10" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>10`0" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 9`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`7" x 8`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 17`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 14`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 9`8"</b>	<b>Family Room</b>	<b>Second</b>	<b>14`4" x 13`0"</b>

**Laundry**                      **Second**                      **9`2" x 5`3"**                      **Bedroom - Primary**                      **Second**                      **12`11" x 14`6"**  
Legal/Tax/Financial

Title:    Zoning:    Remarks  
**Fee Simple**    **R-G**  
Legal Desc:    **2310227**

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: 2007 sq ft  
 Lower Level: 2007 sq ft  
 Excluded Area: 402.33 sq ft  
 Excluded Area: 402.90 sq ft



0 5 10

PREPARED: 2025/01/06

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

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



PREPARED 2020/01/06



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.