



THE
A-TEAM

**RE/MAX
FIRST**

39 CORNERSTONE Path, Calgary T3N 2J4

MLS®#: **A2186287** Area: **Cornerstone** Listing Date: **01/10/25** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,604 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,539**
 Low Sqft:
 Ttl Sqft: **1,539**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Vinyl Windows,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|---------------|-------------------|-------|-----------------|
| Entrance | Main | 7`5" x 6`3" | Living Room | Main | 14`11" x 12`11" |
| Kitchen | Main | 11`1" x 13`0" | Dining Room | Main | 10`11" x 12`11" |
| Pantry | Main | 3`7" x 1`2" | 2pc Bathroom | Main | 4`11" x 5`9" |
| Mud Room | Main | 6`1" x 5`10" | Bedroom - Primary | Upper | 12`11" x 13`0" |
| 4pc Ensuite bath | Upper | 12`10" x 5`9" | Walk-In Closet | Upper | 5`8" x 5`9" |
| 4pc Bathroom | Upper | 9`5" x 4`10" | Bedroom | Upper | 9`8" x 9`3" |
| Bedroom | Upper | 9`11" x 9`6" | | | |

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2310222

Remarks

Pub Rmks: **Discover this stunning 2023-built, freehold end-unit townhouse with no condo fees! Boasting an open-concept floorplan, this 3-bedroom, 2.5-bath home is bright and spacious, with natural sunlight flooding in throughout the day. The upper floor features 3 generous bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. The laundry area is conveniently located on the upper floor. Large windows throughout the home create an airy and inviting atmosphere. The unfinished basement offers endless potential for future development. Perfectly situated just a 2-minute walk to a vibrant plaza with Chalo FreshCo, Shoppers Drug Mart, Dollarama, Popeyes, Papa John's, restaurants, a liquor store, daycare, banks, and more. Enjoy easy access to Stoney Trail and Deerfoot Trail from Country Hills. Don't miss your chance to call this amazing property your home!**

Inclusions: **None**
Property Listed By: **CIR Realty**

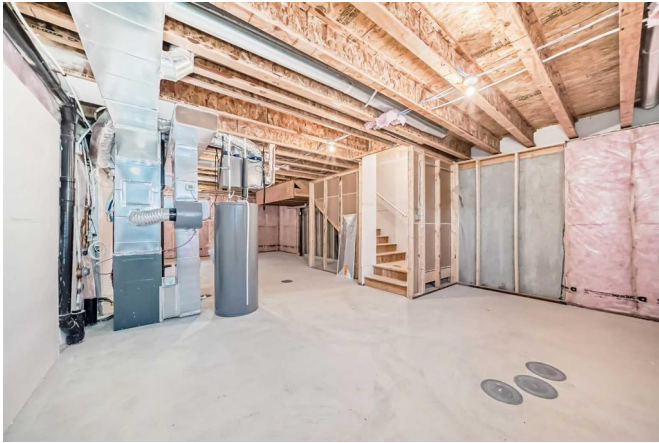
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

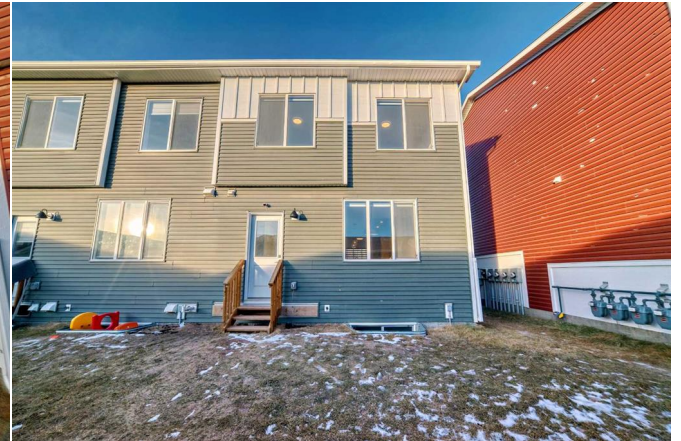












39 Cornerstone Path NE, Calgary - BASEMENT



Scale: 1/8" = 1'-0"
Revision: 01/09/2023



This drawing is not intended to be used for any purpose other than that for which it was prepared. It is the responsibility of the user to verify the accuracy of the information contained herein. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for the accuracy of the information contained herein. The user shall be responsible for the accuracy of the information contained herein.

January 9, 2023

AA# 058477