



THE
A-TEAM

**RE/MAX
FIRST**

1379 CORNERSTONE Street, Calgary T3N 2L6

MLS®#: **A2186675**

Area: **Cornerstone**

Listing Date: **01/17/25**

List Price: **\$878,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,441**
Low Sqft:
Ttl Sqft: **2,441**

Lot Information

Lot Sz Ar: **3,681 sqft**
Lot Shape:

DOM

5
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`7" x 16`0"	Dining Room	Main	10`0" x 14`0"
Living Room	Main	13`0" x 14`0"	Bedroom - Primary	Upper	11`7" x 17`4"
Bedroom	Upper	11`2" x 9`0"	Bedroom	Upper	9`0" x 10`1"
Laundry	Upper	10`7" x 5`6"	3pc Ensuite bath	Main	5`5" x 8`10"
5pc Ensuite bath	Upper	14`5" x 10`7"	5pc Bathroom	Upper	9`10" x 8`0"
Bedroom	Main	10`4" x 9`1"	Bonus Room	Upper	15`8" x 11`5"
Bedroom	Upper	10`0" x 9`0"	2pc Bathroom	Main	6`8" x 3`2"
Walk-In Closet	Upper	10`8" x 5`9"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2311614
 Zoning: R-G

Remarks

Pub Rmks: Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" home. The highly sought after floor plan located in the North East community of Cornerstone. A thriving neighborhood with great amenities welcomes you into 2400+sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel whirlpool Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a 11x10 deck overlooking the back yard. Divine Maestro laminate graces the Main floor along with stunning 12x24 vinyl tile in Baths & laundry. Discover a FIFTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts FOUR more bedrooms, a convenient large laundry room & the most amazing Primary Bedroom offering a PRIVATE EN SUITE with a spacious shower, stand-alone soaker tub, double vanities & Walk-through Closet. ADDITIONAL FEATURES INCLUDE: Extra Fit & Finish, Professionally designed Oak & Ore color palette, 4th bedroom on upper floor, undeveloped walkout basement with 9ft basement ceiling height and 3-piece rough-in plumbing, central kitchen with upgraded gas range, convenient walk through pantry, unique walk-through Primary closet, dual sinks in main bath and laundry room with folding counter. This lovely home presenting the Contemporary Prairie Elevation has been completed in Jayman's EXTRA Fit & Finish along with Jayman's reputable CORE PERFORMANCE. Situated close to the International Airport with quick access to both Deer Foot Trail and Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family. Perfect!!

Inclusions: N/A
 Property Listed By: Jayman Realty Inc.

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