



THE
A-TEAM

**RE/MAX
FIRST**

91 CORNERSTONE Path, Calgary T3N 2J4

MLS® #: **A2187096** Area: **Cornerstone** Listing Date: **01/16/25** List Price: **\$555,900**
 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: **2,228 sqft**
 Lot Shape:

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	13`0" x 12`10"	Dining Room	Main	13`1" x 12`1"
Living Room	Main	14`10" x 13`3"	Bedroom - Primary	Second	13`1" x 12`11"
Bedroom	Second	10`0" x 9`6"	Bedroom	Second	9`4" x 9`1"
Mud Room	Main	6`1" x 5`10"	Entrance	Main	7`5" x 6`1"
Laundry	Second	5`8" x 3`1"	Walk-In Closet	Second	5`11" x 5`8"
Furnace/Utility Room	Basement	8`5" x 8`4"	Flex Space	Basement	35`7" x 18`6"

2pc Bathroom
5pc Ensuite bath

Main
Second

5`9" x 4`11"
12`10" x 5`9"

4pc Bathroom

Second

9`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2310222

Remarks

Pub Rmks: **This Gorgeous 3 bed, 2.5 bath townhome comes with a double detached garage, NO Condo Fees and shows like new (built in 2023). The main level offers an open floor plan with high ceilings, wide vinyl plank flooring and large windows that bring in tons of natural sunlight. The ultra-lux kitchen is a Chef's delight with upgraded S/S appliances, custom white cabinets, granite counter-tops plus a large center island/breakfast bar that overlooks the separate dining area and large living room. Completing the main level is a large front entrance, 2pc bath and rear mudroom. Upstairs you will find an oversized master bedroom with a 5pc ensuite (dual vanities and large soaker tub) plus two additional bedrooms, a 4pc bath and laundry area. The basement is ready for development with high ceilings, large windows and rough-in for a bathroom. Additional bonuses include: Central A/C (2024) and NO Condo Dues. Located close to schools, parks, major shopping, City transit and easy access to Stoney and Deerfoot Trail.**

Inclusions: **None**
Property Listed By: **2% Realty**

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







