

76 CORNERSTONE Passage #2112, Calgary T3N0Y6

MLS® #: **A2187467** Area: **Cornerstone** Listing Date: **01/18/25** List Price: **\$250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **526**
 Low Sqft:
 Ttl Sqft: **526**

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Mixed, Stone, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Elevator, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	29`6" x 31`9"	Laundry	Main	16`2" x 15`0"
Kitchen	Main	33`11" x 40`2"	Living Room	Main	35`3" x 32`3"
Office	Main	21`4" x 19`5"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$306** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Legal Desc:

1911680

Monthly

Remarks

Pub Rmks:

Welcome to this stunning and modern condo in the vibrant and growing community of Cornerstone! This thoughtfully designed unit offers a perfect combination of style, functionality, and convenience, making it an ideal choice for anyone seeking a contemporary home with exceptional amenities. As you step inside, you'll be greeted by a bright and open layout that maximizes natural light and creates an inviting atmosphere. To your left, you'll find a dedicated laundry area, complete with a stacked washer and dryer, additional storage, and a closet to keep things tidy and organized. Across the hall is a private den with built-in features and double French doors, offering a quiet and versatile space for a home office, study, or creative workstation. The heart of the home is the well-appointed kitchen, designed with the chef in mind. This modern space features an extended island that doubles as a breakfast bar, providing ample counter space for meal preparation while allowing you to stay connected with guests. The warm, earth-toned cabinetry includes five deep drawers and a pantry-style cabinet, offering an abundance of storage. The kitchen is beautifully finished with quartz countertops, a double-deep sink, and sleek stainless steel appliances, creating a space that's as functional as it is stylish. Adjacent to the kitchen, the bright and cheerful living room is the perfect place to relax or entertain. It features an electric fireplace for cozy evenings, a sleek TV wall for entertainment, and access to your private balcony. Whether you're enjoying a morning coffee or hosting a BBQ, the balcony provides a wonderful outdoor retreat. The primary bedroom is spacious and serene, offering a large walk-through closet with direct access to the full bathroom, making your morning routine effortless. This layout is both practical and luxurious, ensuring your comfort and convenience. This home also includes the added benefit of titled underground parking, providing secure and weather-protected storage for your vehicle. A private storage cage is included, giving you even more space to keep your belongings organized and out of sight. Living in this complex means access to an array of exceptional amenities designed to enhance your lifestyle. Stay active and healthy with the fully equipped fitness center, yoga studio, and spinning room. Pamper your furry friends at the pet spa, or unwind in the community garden courtyard. For larger gatherings, take advantage of the party/media room, and there's plenty of visitor parking for your guests. Situated in the dynamic and growing Cornerstone community, this condo offers the perfect blend of modern living and convenience. Don't miss the opportunity to make this exceptional property your new home!

Inclusions:

NA

Property Listed By:

CIR Realty

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







