



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**868 CORNERSTONE Boulevard, Calgary T3N2E2**

MLS®#: **A2188079**      Area: **Cornerstone**      Listing Date: **01/18/25**      List Price: **\$497,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,553**  
                     Low Sqft:  
                     Ttl Sqft: **1,553**

Access:  
 Lot Feat: **Private**  
 Park Feat: **Double Garage Attached**

DOM

**4**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, BBQ gas line, Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`8" x 10`0"	Entrance	Main	14`5" x 3`6"
Furnace/Utility Room	Main	7`0" x 4`1"	Den	Upper	8`9" x 7`11"
Kitchen With Eating Area	Upper	13`1" x 12`4"	Living Room	Upper	11`9" x 10`0"
Dining Room	Upper	6`0" x 13`0"	Balcony	Upper	7`0" x 6`10"
Balcony	Upper	4`8" x 7`3"	2pc Bathroom	Upper	4`6" x 5`1"
Bedroom - Primary	Second	11`3" x 11`6"	Bedroom	Second	8`9" x 12`5"
Bedroom	Second	8`2" x 12`5"	4pc Bathroom	Second	8`1" x 4`11"

**3pc Ensuite bath  
Laundry**

**Second  
Second**

**5`1" x 8`1"  
3`8" x 3`4"**

**Walk-In Closet**

**Second**

**5`8" x 6`4"**

Legal/Tax/Financial

Condo Fee:  
**\$261**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**m-1**

Legal Desc: **2211473**

Remarks

Pub Rmks: **Welcome to this elegant 3-storey, fully upgraded townhouse offers modern comfort , convenience and a plethora of premium features! As you step inside, you'll be greeted by a versatile main floor featuring a spacious room ideal for use as a bedroom. Enjoy the flexibility of this spacious room, perfect for an OFFICE, DEN, or BEDROOM. Ascend to the second level, where a beautifully appointed kitchen awaits, complete with an ISLAND for extra food prep, elegant quartz countertops, soft close cabinets, drawers and sleek stainless-steel appliances and offer access to ROAD FACING BALCONY with mountain views. The adjacent dining area boasts ample space for gatherings and offers access to the other BALCONY with BBQ GAS line, ideal for enjoying your morning coffee or evening meals. A convenient two-piece powder room completes this level. And for those evenings of entertainment , an ample living room awaits, providing the perfect setting to unwind and enjoy your favorite movie. Venture to the third floor to discover three inviting bedrooms, including a luxurious primary suite featuring a four-piece ensuite bathroom and a walk-in closet for added storage convenience. The other 2 bedrooms share a 3 piece bathroom. With an upper-level laundry area, household chores become a breeze, simplifying your daily routine. This exceptional townhouse comes with a HEATED double attached garage, providing secure parking and additional storage space for your convenience. Beyond the comforts of home, this townhouse is situated in a community brimming with amenities. From convenient shopping to lush parks, playgrounds. Plus, within a few minute drive, other amenities and entertainment options are always within reach. Perfectly situated just a 2-minute walk to a vibrant plaza with Chalo FreshCo, Shoppers Drug Mart, Dollarama, Popeyes, Papa John's, restaurants, a 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-schedule a viewing today!**

Inclusions:  
Property Listed By: **N/A  
MaxWell Central**

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





















