



THE
A-TEAM

**RE/MAX
FIRST**

1865 CORNERSTONE Boulevard, Calgary T3N 2L4

MLS®#: **A2188265**

Area: **Cornerstone**

Listing **01/16/25**

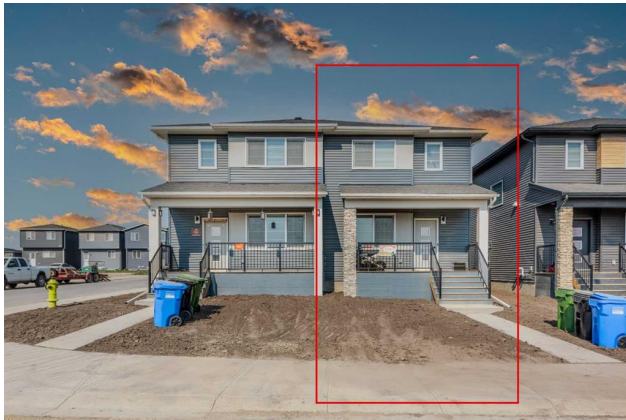
List Price: **\$624,500**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 31-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,644

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,644

Lot Information

Lot Sz Ar:

2,691 sqft

Lot Shape:

DOM

37

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard

Park Feat:

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Covered Courtyard**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer Stacked**

Int Feat: **Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`6"	Foyer	Main	5`3" x 5`11"
Living Room	Main	15`1" x 15`5"	Dining Room	Main	13`2" x 11`8"
Kitchen	Main	13`2" x 12`2"	Pantry	Main	5`7" x 7`1"
Mud Room	Main	3`5" x 5`11"	4pc Bathroom	Upper	5`1" x 7`11"
Bedroom	Upper	9`6" x 13`0"	Bonus Room	Upper	12`10" x 13`0"
Bedroom	Upper	9`4" x 10`8"	Bedroom - Primary	Upper	10`8" x 14`7"
3pc Ensuite bath	Upper	8`2" x 7`5"	Laundry	Upper	3`6" x 4`3"

Walk-In Closet

Upper

4`1" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311614

Zoning:

R-G

Remarks

Pub Rmks:

***** Welcome to this beautiful 1645 sqft east facing duplex with all the modern touches excellent home in the most favorite north east community of CORNERSTONE. This attractive open floor plan home comes with lot of features and up grades. The main entrance leads to the very big front facing living room. The gorgeous modern kitchen overlooks both the dining room and living room with a very wide and bright window. Kitchen features with beautiful centre island , White cabinets, stainless steel appliances, beautiful big pantry. Access the deck and backyard through the mud area right beside the kitchen. Also you will find powder room next to the back entrance. Very nice stylish stairs lead you to the upper floor which consists of three good size bedrooms and bonus room . Primary bed with 3 pc ensuite and walk in closet and an other common bath complete this wonderful upper floor plan of this gorgeous duplex. Basement side entrance ,roughing and one good size window is waiting for new owner ideas.**

Inclusions:

Property Listed By:

N/A

Real Estate Professionals Inc.

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





