



THE
A-TEAM

**RE/MAX
FIRST**

1886 CORNERSTONE Boulevard, Calgary T3N 1H3

MLS®#: **A2188673**

Area: **Cornerstone**

Listing Date: **01/20/25**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,664

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,664

Lot Information

Lot Sz Ar:

2,692 sqft

Lot Shape:

DOM

1

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

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

Parking

Ttl Park: **2**

Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Street Lighting
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Covered Courtyard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked

Int Feat:

Kitchen Island,Pantry

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`6"
Kitchen	Main	13`2" x 12`4"
3pc Ensuite bath	Upper	7`10" x 7`3"
Bedroom	Upper	9`5" x 12`11"
Bedroom - Primary	Upper	10`9" x 15`6"

Room	Level	Dimensions
Dining Room	Main	13`2" x 11`4"
Living Room	Main	15`1" x 16`5"
4pc Bathroom	Upper	5`1" x 7`10"
Bedroom	Upper	9`3" x 7`10"
Family Room	Upper	12`10" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

Remarks

Pub Rmks:

*******BRAND NEW NEVER OCCUPIED*** Welcome to this beautiful 1665 sqft 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









