



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1902 CORNERSTONE Boulevard, Calgary T3N 1B9**

MLS®#: **A2190533**      Area: **Cornerstone**      Listing Date: **01/27/25**      List Price: **\$629,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 06-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2025**  
 Lot Information  
 Lot Sz Ar: **2,688 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Street Lighting**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,668**  
 Low Sqft:  
 Ttl Sqft: **1,668**

DOM

**68**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

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, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **No Animal Home, No Smoking Home, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 12`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`1" x 16`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`9" x 7`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`7"</b>
<b>Family Room</b>	<b>Upper</b>	<b>12`10" x 13`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`8" x 15`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2411327**

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*\*\*\*NEW BUILD NEVER OCCOPAID \*\*\* Welcome to this beautiful 1669 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**









