



THE
A-TEAM

**RE/MAX
FIRST**

1904 CORNERSTONE Boulevard, Calgary T3N 1B9

MLS®#: **A2190552** Area: **Cornerstone** Listing Date: **01/27/25** List Price: **\$639,995**
 Status: **Active** County: **Calgary** Change: **None** 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,Back Yard**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,647**
 Low Sqft:
 Ttl Sqft: **1,647**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 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: **Granite Counters,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411327

Zoning:
R-G

Remarks

Pub Rmks: ******* BRAND NEW, NEVER OCCUPIED *** Welcome to this beautiful 1647 sqft NW 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









