



THE
A-TEAM

**RE/MAX
FIRST**

4037 CORNERSTONE Boulevard, Calgary T3N 2A5

MLS®#: **A2193819** Area: **Cornerstone** Listing Date: **02/12/25** List Price: **\$609,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,798 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,City Lot,Rectangular Lot,Street Lighting**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,519**
 Low Sqft:
 Ttl Sqft: **1,519**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110952

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this fabulous home facing Future school GROUND!! Introducing a single family DETACHED home nestled in the vibrant community of Cornerstone. This wonderfully designed residence has 3 bedrooms and 2.5 baths. QUALITY built home comes with front porch and loaded with UPGRADES!! SPACIOUS living room comes with open concept , 9' KNOCKDOWN ceilings and lot of natural light. The rear Kitchen is designed with QUARTZ counter-top, LARGE island, walk-in pantry and stainless steel appliances. Upper floor have spacious master bedroom with walk-in closet and 4 pc ensuite. Good sized other 2 bedrooms, 4 piece bathroom and spacious laundry completes this floor. Unspoiled basement with 9 Ft foundation and a SEPARATE side entrance. This home has incredible potential. Vacant for quick possession. Easy access to Stoney, Deerfoot trail and Airport. Within walking distance you'll find the HIGHSTREET community shopping center which includes CHALO FRESH CO, Shopper Drug Mart, Dollarama, banks, restaurants and many others. Watch 3D TOUR, don't miss this amazing property and book a showing today!!

Inclusions:
Property Listed By:

N/A
Creekside Realty

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









