

## 75 CORNERSTONE #110, Calgary T3N1A9

MLS®#:	A2195581	Area:	Cornerstone	Listing Date:	02/22/25	List Price: \$489,999
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information				DOM	
ор Туре:	Residential			2	
b Type:	Row/Townhouse			<u>Layout</u>	
y/Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	3 (3 )
ar Built:	2024	Abv Sqft:	1,466	Baths:	2.5 (2 1)
<u>t Information</u>		Low Sqft:		Style:	3 Storey
t Sz Ar:		Ttl Sqft:	1,466		
t Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
cess:					_
t Feat:	Other				
rk Feat:	Double Garage Att	ached.Driveway			

Utilities and Features

Roof: Heating:	Asphalt Shing Central,Force	le d Air,Natural Gas		Construction: Asphalt,Concrete,Vinyl Sid	Construction: Asphalt,Concrete,Vinyl Siding,Wood Frame				
Sewer:	Sewer:			Flooring:					
Ext Feat:	Lighting			Carpet, Tile, Vinyl	Carpet,Tile,Vinyl Water Source:				
				Water Source:					
				Fnd/Bsmt:					
				Poured Concrete	Poured Concrete				
Kitchen Appl:		Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer							
Int Feat: Built-in Features, Chandelier, Closet Organizers Utilities:		nandelier,Closet Organizers,No Anima	ers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)						
				Room Information					
Room		Level	Dimensions	Room	Level	Dimensions			
Bedroom - Pri	mary	Third	12`0" x 11`1"	Bedroom	Third	9`1" x 8`5"			
Bedroom	-	Third	9`10" x 8`5"	Living Room	Second	14`9" x 13`6"			
Kitchen		Second	18`3" x 13`7"	2pc Bathroom	Second	5`4" x 5`0"			
3pc Ensuite ba	ath	Third	8`4" x 5`9"	4pc Bathroom	Third	9`9" x 4`11"			
Laundry		Third	3`5" x 3`1"	Furnace/Utility Room	Main	9`5" x 5`8"			
•				Legal/Tax/Financial					

Condo Fee: <b>\$203</b> Legal Desc:	2312138	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-G</b>
Legal Desc.	2312130		Remarks	
Pub Rmks: Inclusions: Property Listed By:	possession, this exquisite flooring and elegantly tile steel appliances, all set ur distance to essential ame proximity to the new Sikh possession options are av	townhouse features 3 spacious b d bathrooms. As you enter throug nder high, textured ceilings. The l nities such as the new Chalo-Fres Gurudwara, a future train station ailable in 2, 4, 6, 8, and 12 month	edrooms and 2.5 modern bathrooms gh the stylish front foyer, you'll find home also offers the convenience of co, Tim Hortons, RBC plaza, and a bu n, and planned school sites—making	vibrant community of Cornerstone, NE Calgary. Available for quick s. The open-concept floor plan is complemented by luxurious LVP a kitchen that boasts quartz countertops, pot lights, and stainless- a tandem garage. Ideally located, this home is within walking us stop right in front of the complex. You'll also benefit from the this an ideal location for both families and commuters. Flexible onvenience. Additionally, enjoy the benefit of low condo fees in this erty your new home!

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





