



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 CORNERSTONE Passage #707, Calgary T3N 1B9**

MLS® #: **A2200463**      Area: **Cornerstone**      Listing Date: **03/07/25**      List Price: **\$489,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 19-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,652**  
 Low Sqft:  
 Ttl Sqft: **1,652**

DOM

**29**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
 Flooring: **Carpet, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$202**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-G**

Legal Desc: **2211023**

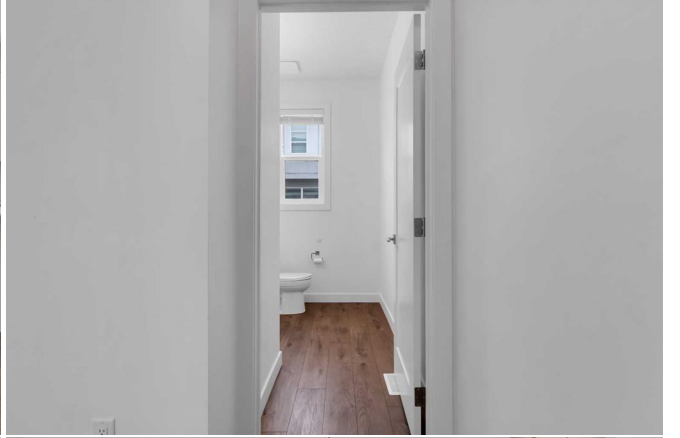
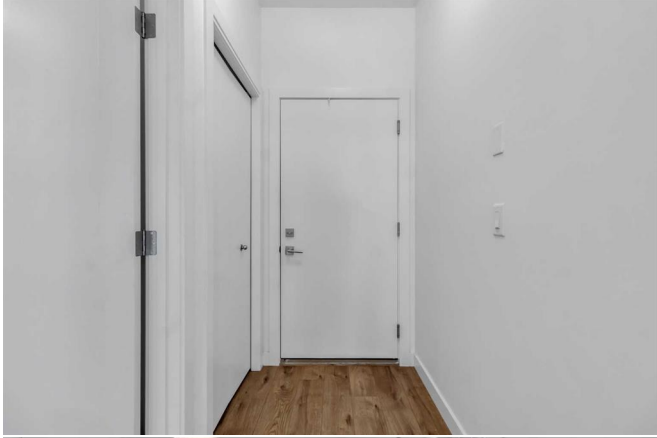
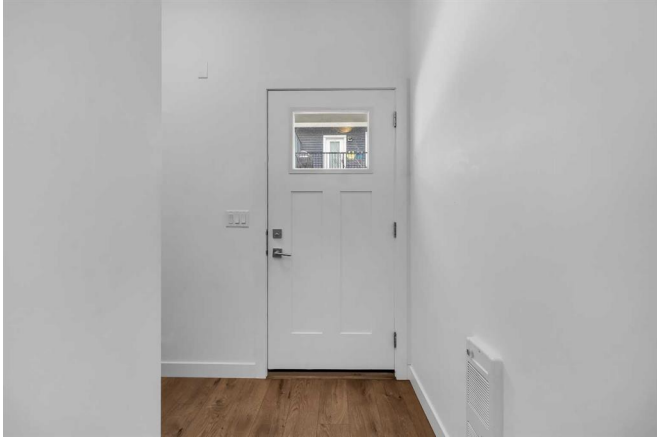
Remarks

Pub Rmks: **4 BED | 2.5 BATH | DOUBLE ATTACHED GARAGE | LOW CONDO FEES |** Nestled in Cornerstone, one of Calgary's most vibrant and fast-growing communities, this stunning corner-unit Yorke townhome by Truman Homes offers modern living with convenience at your doorstep. With 4 bedrooms, 2.5 bathrooms, and an open-concept layout, this home is designed for both comfort and style. The ground level features a welcoming foyer, a spacious bedroom (perfect as an office or flex space), a well-sized closet, a utility room, crawl space, and additional storage. Direct access to the side-by-side double attached heated garage adds comfort and convenience. On the second level, you'll love the luxury vinyl plank flooring, expansive living and dining areas, and a beautifully designed kitchen featuring quartz countertops, stainless steel appliances, a pantry, full-height cabinetry with soft-close hardware, and a large island with seating. A 2-piece bathroom and extra storage closet complete this level. Step outside onto the secluded West-facing balcony with a BBQ gas line—ideal for outdoor dining and relaxation. The third level boasts three generously sized bedrooms. The primary suite is a true retreat, featuring a tray ceiling, walk-in closet, and a private 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom, and the dedicated laundry space adds extra convenience. Located in a master-planned community, Cornerstone is designed for connectivity and convenience, featuring parks, future schools, shopping plazas, and transit access. You'll have quick access to Stoney Trail, Country Hills Boulevard, Deerfoot Trail, Calgary International Airport, and Cross Iron Mills. Don't miss this opportunity—book your viewing today!

Inclusions:  
Property Listed By: n/a  
RE/MAX Real Estate (Central)

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





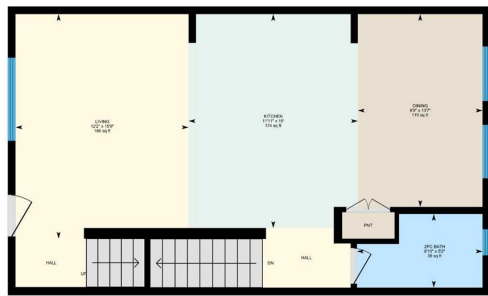






707-50 Cornerstone Passage NE, Calgary, AB

Main Floor Exterior Area 687.76 sq ft  
Interior Area 632.29 sq ft



PREPARED: 20250304

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 650.79 sq ft  
Interior Area 633.19 sq ft

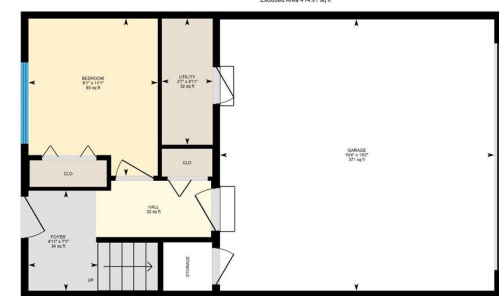


PREPARED: 20250304

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707-50 Cornerstone Passage NE, Calgary, AB

Lower Floor Exterior Area 273.57 sq ft  
Interior Area 237.40 sq ft  
Excluded Area 414.91 sq ft



PREPARED: 20250304

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