



THE
A-TEAM

**RE/MAX
FIRST**

689 CORNERSTONE Avenue, Calgary T3N 2E6

MLS®#: **A2202814** Area: **Cornerstone** Listing Date: **03/15/25** List Price: **\$619,900**
 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: **2,310 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,561**
 Low Sqft:
 Ttl Sqft: **1,561**

DOM

24
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Environmental Reserve**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	11`6" x 14`7"	Bedroom	Second	9`7" x 11`6"
Bedroom	Second	9`0" x 12`9"	5pc Ensuite bath	Second	8`2" x 12`9"
4pc Bathroom	Second	5`3" x 7`11"	Bedroom	Main	10`7" x 8`2"
4pc Bathroom	Main	4`11" x 7`11"	Dining Room	Main	8`7" x 9`8"
Kitchen	Main	8`7" x 11`2"	Living Room	Main	12`10" x 18`4"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc: 2210744

Remarks

Pub Rmks: **Welcome to this beautifully designed brand-new home, perfectly situated across from a park and bike trails, offering breathtaking views and no front neighbors! This modern masterpiece boasts an open floor plan, seamlessly blending style and functionality. Step into the modern kitchen, featuring full-height cabinets, quartz countertops, and sleek finishes, perfect for entertaining and everyday living. The main floor bedroom and full bathroom offer flexibility for guests or multi-generational living. A mudroom with a closet at the back adds extra convenience. Upstairs, the primary bedroom is a true retreat, with expansive windows overlooking the park, a spacious walk-in closet, and a 5-piece ensuite featuring double vanities, a standing shower, and a luxurious jacuzzi tub. Two additional well-sized bedrooms, a full bathroom, extra closet and a laundry room complete the second level. The separate entrance basement is ready for future development, with two egress windows, making it ideal for a potential 2-bedrooms basement. With all the premium finishes, this home is designed for modern living. Located in a prime spot with easy access to amenities, restaurants, grocery stores like Chalo Freshco and green spaces, this is the perfect place to call home! Contact for a private showing!**

Inclusions: none
Property Listed By: PREP Realty

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









