



THE
A-TEAM

**RE/MAX
FIRST**

28 CORNERBROOK Way, Calgary T3N 1L8

MLS® #: **A2115247** Area: **Cornerstone** Listing Date: **04/04/24** List Price: **\$699,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **2,863 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,802**
Low Sqft:
Ttl Sqft: **1,802**

DOM

45
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

**Back Lane,Front Yard,Landscaped,Level,Rectangular Lot,Zero Lot Line
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,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>
2pc Bathroom	Main	5`6" x 4`9"	Office	Main	12`11" x 9`11"
Living Room	Main	12`11" x 12`8"	Dining Room	Main	13`2" x 8`9"
Kitchen	Main	12`10" x 12`2"	Laundry	Upper	4`11" x 7`4"
Bonus Room	Upper	13`6" x 10`10"	Bedroom	Upper	9`7" x 9`11"
Bedroom	Upper	8`10" x 13`0"	Bedroom - Primary	Upper	10`11" x 12`0"

4pc Bathroom
Bedroom
Game Room

Upper
Lower
Lower

4`11" x 8`11"
13`11" x 9`10"
17`9" x 16`10"

4pc Ensuite bath
4pc Bathroom
Laundry

Upper
Lower
Lower

4`11" x 9`3"
9`7" x 4`11"
9`8" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811258

Zoning:
R-G

Remarks

Pub Rmks:

Fully developed former show home with a professionally completed basement, self-contained side entry, lower-level laundry hook ups, over 2600 square feet of developed space and room to make this home your own! Former Trico Homes show suite offering substantial upgrades throughout including wall paper accents, central air added transom windows, 9' main floor and basement ceilings, high efficient furnace and HVAC system. An oversized main floor office located at the front of the home boasts 3 upper transom windows and blends into the front family size lifestyle room. A centrally located dining area presents itself just off the rear kitchen offering an open plan from the front of the home to the back. Entertain with ease from your upgraded kitchen wrapped in a plethora of prep space, quartz counters, under mount cabinet lighting, soft close mechanics, tiled backsplash, extended height upper cabinets and a full stainless steel appliance package including a smooth top stove and french door fridge. The upper plan is sure to impress starting out with a mid-ship bonus room, with a 4-piece tiled bath and 2 great size kid's rooms both with wall paper accents, swing door closets and roll up blinds to the front of the home. The upper laundry room adds a level of convenience to the space with a private owner's suite to the back of the plan offering glamorous drapery's, your own wall paper feature wall, a walk-in closet and tiled 4-piece ensuite bath. The home offers 2 rear entries, one into the main floor of the home and the other into a landing and directly down to the finished basement. 9' lower-level ceilings, a dual door storage closet, utility room with laundry hook up's and to the rear of the home a 4th bedroom with a walk-in closet and access to added storage under the stairs with the lower level 4-piece bath just off the bedroom. The front side of this level has an amazing size recreation room with space to add a wet bar added cabinetry and customize or keep as is and simply enjoy! All this and close proximity to transit, schools, parks and various commercial amenities.

Inclusions:
Property Listed By:

None
RE/MAX First

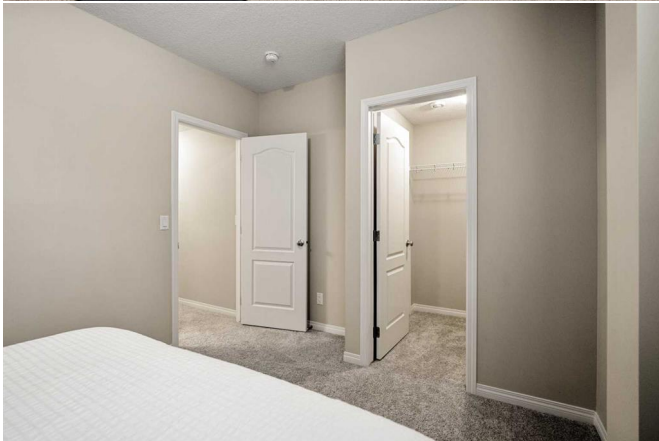
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













28 Cornerbrook Way NE, Calgary, AB

Main Floor Exterior Area 577.02 sq ft
Interior Area 525.15 sq ft



0 4 8 ft

PREPARED: 2024/06/01



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



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1st Floor Exterior Area 525.35 sq ft
Interior Area 547.51 sq ft



0 4 8 ft

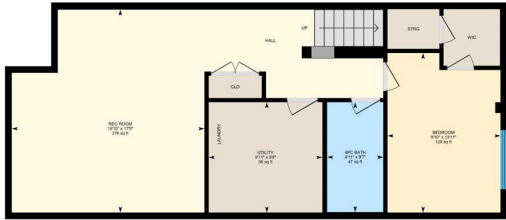
PREPARED: 2024/06/01



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Basement (Below Grade) Exterior Area 805.71 sq ft
Interior Area 732.97 sq ft



PREPARED: 2024/04/03



Notes: All dimensions and floor areas are subject to independent verification.