



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**385 CORNERBROOK Road, Calgary T3N 2L1**

MLS®#: **A2122058**

Area: **Cornerstone**

Listing Date: **04/11/24**

List Price: **\$669,257**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,011 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,652**

Low Sqft:

Ttl Sqft: **1,652**

DOM

**38**

Layout

Beds: **3 (3 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting,Zero Lot Line**  
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	10`0" x 10`0"
Dining Room	Main	9`9" x 7`9"
4pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`5" x 10`3"

Room	Level	Dimensions
Great Room	Main	19`0" x 11`0"
Kitchen	Main	11`10" x 16`7"
Bedroom - Primary	Upper	13`8" x 12`4"
Loft	Upper	13`8" x 9`0"
Bedroom	Upper	9`4" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311648**

Zoning:  
**TBD**

Remarks

Pub Rmks:

**Introducing The Onyx by Sterling Homes - A home that checks all the right boxes. Inside, the 9' knockdown ceiling on the main floor adds a touch of elegance. This home features a bedroom and a full bathroom on the main floor for added convenience. The kitchen shines with stainless steel appliances, including a hood fan, gas line to the stove, and large walk-in pantry. The spacious bonus room with vaulted ceilings and 3 additional bedrooms upstairs means room for everyone. With a smart energy package, you'll enjoy efficiency and comfort. Don't miss out on this opportunity to live in the vibrant community of Cornerbrook! \*Photos are representative\***

Inclusions:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

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







