



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 CORNERBROOK Common, Calgary T3N1L9**

MLS® #: **A2124447**

Area: **Cornerstone**

Listing Date: **04/18/24**

List Price: **\$851,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,648 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,039**  
Low Sqft:  
Ttl Sqft: **2,039**

DOM

**32**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Low Maintenance Landscape,Interior Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency**  
Sewer:  
Ext Feat: **Garden,Other**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 8`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`10" x 17`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`6" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 12`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`4" x 11`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`6" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 13`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`2" x 12`4"</b>	<b>Family Room</b>	<b>Second</b>	<b>13`0" x 15`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`8" x 6`8"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 4`11"</b>

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

9`7" x 11`0"  
13`1" x 8`8"  
8`8" x 10`5"

Bedroom  
Living Room

Basement  
Basement

11`7" x 11`0"  
12`10" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1811258**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**This exquisite home boasts elegance and functionality at every turn. Its pristine condition is matched only by its convenient location, with essential amenities such as banks, grocery stores, and restaurants mere steps away. The double car garage adds both convenience and security, while the well-maintained interior showcases a thoughtful layout featuring a spacious illegal basement suite, With a total of five bedrooms, three full bathrooms, and one half bathroom, this residence offers ample space for comfortable living. Public transportation options ensure easy access to surrounding areas, while nearby playgrounds and parks provide opportunities for recreation and relaxation. Don't let this opportunity slip away - make this remarkable property your new home and experience the epitome of modern living.**

Inclusions:  
Property Listed By:

**none**  
**PREP Realty**

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









