



THE
A-TEAM

**RE/MAX
FIRST**

122 CORNERBROOK Manor, Calgary T3N1V3

MLS®#: **A2138119** Area: **Cornerstone** Listing Date: **06/21/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,626 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,818**
 Low Sqft:
 Ttl Sqft: **1,818**

DOM

14
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`1" x 10`0"	4pc Bathroom	Main	5`8" x 8`0"
Dining Room	Main	13`4" x 7`7"	Foyer	Main	5`7" x 14`2"
Kitchen	Main	13`0" x 12`0"	Living Room	Main	13`6" x 14`3"
Bedroom - Primary	Second	11`0" x 12`1"	4pc Ensuite bath	Second	5`0" x 9`6"
Bedroom	Second	9`8" x 10`0"	Bedroom	Second	9`0" x 13`2"
4pc Bathroom	Second	5`1" x 9`1"	Bonus Room	Second	13`8" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912237

Zoning:
R-G

Remarks

Pub Rmks: **1800+SQFT | 4-BED | 3-BATH | MAIN FLOOR BEDROOM AND FULL BATH | Welcome to 122 Cornerbrook Manor, 2021 built by TRICO HOMES. When you walk in, you will see a bright living area with big windows and a cozy dining room. The main floor has a bedroom and a full bathroom making it convenient for elderly parents or for a guest room. The kitchen features quartz countertops, tall cabinets, and stainless-steel appliances. The upper level includes a nice-sized primary bedroom with a walk-in closet and 4-piece bathroom. The upper level completes with two other bedrooms, another full bathroom, and a large bonus room. The undeveloped basement has a separate entrance and two windows, ready for you to make it your own. Located in the welcoming community of Cornerstone, this home offers easy access to parks, schools, shopping, and public transportation. It's a prime location for families and anyone looking for a peaceful yet conveniently situated neighbourhood. Don't miss the opportunity to make this your forever home. Book a private showing for this house now!**

Inclusions:
Property Listed By: **NONE**
Century 21 Bravo Realty

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









