



THE
A-TEAM

**RE/MAX
FIRST**

259 CORNERBROOK Road, Calgary T3M2E8

MLS®#: **A2146431** Area: **Cornerstone** Listing **07/05/24** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **-\$19k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,459 sqft**
 Lot Shape:

DOM

139
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Finished Floor Area

Abv Sqft: **1,792**
 Low Sqft:
 Ttl Sqft: **1,792**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer**
 Int Feat: **Bathroom Rough-in, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Pantry	Main	0`0" x 0`0"	Nook	Main	12`10" x 10`5"
Living Room	Main	12`10" x 12`10"	3pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	10`1" x 10`0"	Entrance	Main	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	11`0" x 12`4"
4pc Ensuite bath	Upper	0`0" x 0`0"	Loft	Upper	12`11" x 10`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`4" x 10`0"
Bedroom	Upper	9`4" x 10`0"	Laundry	Upper	0`0" x 0`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G

2311648

Remarks

Pub Rmks: **Meet The Fairview by Alliston at Home—a sophisticated floorplan designed for practical family living and investment potential. This beautiful 4-bedroom residence offers a main floor bedroom and a complete 3-piece bathroom, perfect for hosting guests or accommodating family. A welcoming front verandah adds to the home’s inviting character and exterior visual appeal, while inside, the modern kitchen is a family cook’s dream with its chimney hood fan, sleek stainless-steel appliances, and rough-in for a gas range. Washer and dryer are also included for your convenience so you can feel at home right away knowing that all your essentials are taken care of. Enjoy hosting summer evenings in your new backyard - the main level opens to a rear wood deck that is ideal for a BBQ with a gas line already in place! Considering a future basement development? This level is a blank canvas where your vision can come to life! Placed on a highly desirable sunshine lot, this Fairview’s basement is a sunlit haven with its 9 ft ceilings and deep windows, offering space for two extra legal bedrooms. The side entry ensures that all tenants enjoy privacy and security in their living areas. This property masterfully blends contemporary features with room for future expansion, making it a perfect match for those seeking adaptable and affordable living solutions in a highly desirable community. Photos are representative and are of a previous show home.**

Inclusions: **NA**
 Property Listed By: **KIC Realty**

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





