

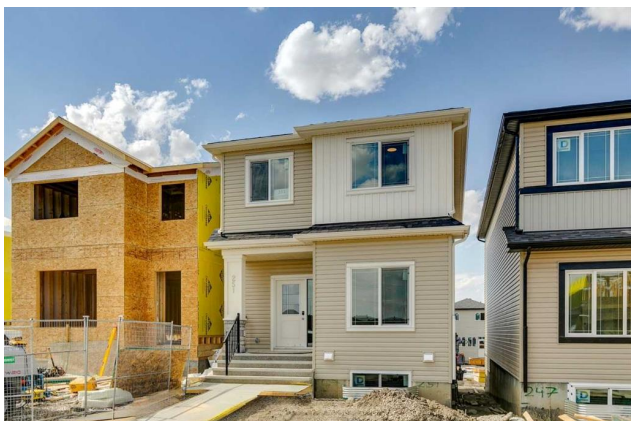


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**251 CORNERBROOK Road, Calgary T3N2L2**

MLS®#: **A2147727**      Area: **Cornerstone**      Listing Date: **07/12/24**      List Price: **\$639,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,787 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,652**  
 Low Sqft:  
 Ttl Sqft: **1,652**

DOM

**66**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,Lake,Garden,Level,Street Lighting**  
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 16`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 7`9"</b>	<b>Great Room</b>	<b>Main</b>	<b>19`0" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 13`8"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`3"</b>
<b>Loft</b>	<b>Upper</b>	<b>13`8" x 9`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311648**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Introducing The Onyx by Sterling Homes - A home that checks all the right boxes. Inside, the 9' knockdown ceilings on both the main and upper floors add a touch of elegance. This home features a bedroom and a full bathroom with a standing shower on the main floor for added convenience. The kitchen shines with stainless steel appliances, including a chimney hood fan, gas line to the stove, and a stylish island. Enjoy the vaulted ceiling in the loft on the second floor and LVP flooring throughout the main floor. With 4 bedrooms and 3 bathrooms, there is plenty of room for everyone. Additional features include a side entry, 8'9" basement height with rough-in, and a deck (11x11). Don't miss out on this opportunity to live in the vibrant community of Cornerbrook! -LATE SUMMER POSSESSION**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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







