



THE
A-TEAM

**RE/MAX
FIRST**

24 CORNERBROOK Road, Calgary T3N 2G9

MLS®#: **A2152123**

Area: **Cornerstone**

Listing **07/31/24**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,379 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,839**

Low Sqft:

Ttl Sqft: **1,839**

DOM

49

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Rain Gutters**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer

Int Feat:

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|---------------|-----------------------|
| Living Room | Main | 12`0" x 16`9" |
| Dining Room | Main | 11`0" x 8`8" |
| Pantry | Main | 4`8" x 4`10" |
| Bedroom | Second | 10`2" x 12`5" |
| 5pc Ensuite bath | Second | 8`9" x 8`5" |
| Family Room | Second | 14`9" x 10`11" |

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| Kitchen | Main | 11`0" x 12`2" |
| 2pc Bathroom | Main | 4`10" x 4`8" |
| Bedroom - Primary | Second | 13`10" x 12`0" |
| Bedroom | Second | 13`0" x 12`4" |
| 4pc Bathroom | Second | 8`10" x 7`7" |
| Laundry | Second | 8`10" x 5`6" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310164

Zoning:
R-G

Remarks

Pub Rmks:

Incredible Location | 3- Bedrooms | 2.5-Bathrooms | Open Living Space | Ample Natural Light | Unfinished Basement | Storage | Double Attached Garage. Welcome to this inviting home in the vibrant Cornerstone community, offering 1,839.70 sq.ft. of thoughtfully designed living space. The Double Attached Garage provides ample parking, while the welcoming foyer and convenient mudroom enhance daily living on the main floor. The main floor has vinyl plank throughout. The open-concept kitchen is featuring stainless steel appliances and a pantry, and flows seamlessly into the dining area and living room, ideal for entertaining and family gatherings. Upstairs, the spacious master bedroom is a true retreat with a luxurious 5-piece ensuite bathroom including dual sinks, soaker tub, shower and a generous walk in closet. Two additional well-sized bedrooms, a 4-piece bathroom, a family room, and a laundry area complete the upper floor, offering plenty of space for family life. The undeveloped lower level, with its side entry, provides exciting potential for customization to suit your needs. The backyard is a fantastic space for outdoor enjoyment. Situated in the growing Cornerstone community, this home is close to future parks, schools, and LRT stations, with convenient access to the airport, Stoney Trail, and Deerfoot Trail. Don't miss your chance to make this exceptional property your dream home!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









