



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 CORNERBROOK Road, Calgary T3N 1B1**

MLS®#: **A2153084**      Area: **Cornerstone**      Listing Date: **07/29/24**      List Price: **\$825,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,156**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,379 sqft**      Ttl Sqft: **2,156**  
 Lot Shape:

DOM

**51**  
Layout  
 Beds: **4 (4)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Zero Lot Line**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Nook</b>	<b>Main</b>	<b>10`0" x 10`6"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 16`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 14`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`7" x 10`8"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`4"</b>	<b>Flex Space</b>	<b>Main</b>	<b>11`7" x 8`10"</b>

