



THE
A-TEAM

**RE/MAX
FIRST**

112 CORNERBROOK Road, Calgary T3N 1B1

MLS®#: **A2153084**

Area: **Cornerstone**

Listing Date: **07/29/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

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

Finished Floor Area

Abv Sqft: **2,156**
Low Sqft:
Ttl Sqft: **2,156**

DOM

127
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>
2pc Bathroom	Main	0`0" x 0`0"	Nook	Main	10`0" x 10`6"
Great Room	Main	13`0" x 16`5"	Bedroom - Primary	Upper	14`0" x 14`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	14`7" x 10`8"
3pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	10`2" x 10`0"
Bedroom	Upper	10`2" x 10`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 10`4"	Flex Space	Main	11`7" x 8`10"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R-G	
Legal Desc:	2310164		
			Remarks

Pub Rmks: **Discover luxury and convenience in this immaculate home nestled near parks and pathways. The heart of the home boasts an impressive 8' kitchen island, complemented by a spice kitchen with a gas range and quartz countertops throughout. Enjoy the open feel of 9' ceilings on the main floor and unwind by the electric fireplace in the great room. A versatile main floor flex room offers flexibility for any lifestyle. Upstairs, find 4 bedrooms and a central bonus room, along with dual owner's bedrooms each featuring private ensuites, including a lavish 5-piece owner's ensuite with a walk-in closet. Additional features include a separate side entrance, a 9' foundation, and the serenity of no rear neighbors. Photos are representative**

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

