



THE
A-TEAM

**RE/MAX
FIRST**

176 CORNERBROOK Road, Calgary T3N2H1

MLS® #: **A2153099**

Area: **Cornerstone**

Listing Date: **07/26/24**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **2,300**

Low Sqft:

Ttl Sqft: **2,300**

DOM

54

Layout

Beds: **5 (5)**

Baths: **4.0 (4 0)**

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, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	Nook	Main	11`0" x 11`0"
Great Room	Main	13`10" x 12`0"	Bedroom - Primary	Upper	12`9" x 14`1"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	15`9" x 12`4"
3pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	12`8" x 10`0"

**Bedroom
Bedroom**

**Upper
Upper**

**10`0" x 10`0"
10`0" x 9`8"**

**4pc Bathroom
Bedroom**
Legal/Tax/Financial

**Upper
Main**

**0`0" x 0`0"
11`4" x 10`5"**

Title:
Fee Simple
Legal Desc:

2310164

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning home ideally located in Cornerbrook near parks and pathways. Featuring a spice kitchen with a gas range, quartz countertops throughout, and a cozy electric fireplace in the great room, this home offers both comfort and style. With 9' ceilings on the main floor, a bedroom with a full bathroom, and dual owner's bedroom each with private ensuites on the upper floor, it provides ample space and privacy. The luxurious 5-piece owner's ensuite includes a walk-in closet. Other highlights include a separate side entrance, a 9' foundation, and the perk of no rear neighbors. Don't miss the opportunity to make this your dream home! Photos are representative.

Inclusions:
Property Listed By:

**N/A
Bode Platform Inc.**

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