

156 CORNERBROOK Common, Calgary T3N1L9

MLS®#: **A2156216** Area: **Cornerstone** Listing **08/08/24** List Price: **\$815,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,605 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,188**
 Low Sqft:
 Ttl Sqft: **2,188**

DOM

41
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,No Neighbours Behind,Landscaped,Street Lighting,Private,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`2" x 10`10"
4pc Bathroom	Main	7`4" x 4`6"
Dining Room	Main	10`6" x 9`10"
Pantry	Main	6`7" x 4`4"
Family Room	Upper	14`6" x 12`10"
4pc Ensuite bath	Upper	8`3" x 8`0"
Bedroom	Upper	13`5" x 8`10"

Room	Level	Dimensions
Office	Main	11`0" x 10`4"
Living Room	Main	15`6" x 12`1"
Kitchen	Main	12`2" x 10`9"
Storage	Main	5`0" x 3`7"
Bedroom - Primary	Upper	15`8" x 13`6"
Walk-In Closet	Upper	8`0" x 5`7"
3pc Bathroom	Upper	9`1" x 4`6"

Laundry
Walk-In Closet
Walk-In Closet

Upper
Upper
Upper

5`5" x 5`1"
5`7" x 3`4"
4`0" x 3`7"

Bedroom
Bedroom

Upper
Upper

11`2" x 8`4"
10`10" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811258

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 156 Cornerbrook Common, a stunning family home that effortlessly combines modern convenience with a tranquil natural setting. Located in the desirable Cornerbrook neighborhood, this property offers the perfect blend of privacy and accessibility, backing onto the serene Country Hill while being just minutes away from essential amenities like grocery stores, banks, parks, and a beautiful lake. It's an ideal location for those seeking both peaceful surroundings and the convenience of urban living. As you step inside, you'll be greeted by a thoughtfully designed main floor, featuring a spacious living room that's perfect for hosting family gatherings and entertaining guests. The modern kitchen is a chef's dream, complete with sleek countertops, ample storage space, and a convenient pantry. The dining area flows seamlessly from the kitchen, making it easy to enjoy meals with family and friends. The main floor also includes a versatile office space that can easily double as an additional bedroom, complete with its own full bathroom—perfect for accommodating guests or providing extra space for a growing family. Upstairs, the home continues to impress with a large bonus room that can be tailored to suit your family's needs, whether as a cozy media room, a children's play area, or a quiet home office. The upper level also features four generously sized bedrooms, offering plenty of space for everyone. The primary bedroom is a true retreat, boasting a large walk-in closet and a luxurious 4-piece ensuite bathroom. From the other three spacious bedrooms, Two additional bedrooms also feature walk-in closets, ensuring ample storage for the whole family, while a second 3pc full bathroom adds convenience and comfort to this level. The outdoor space is a true oasis, with a beautifully landscaped backyard that offers both beauty and privacy. The deck is equipped with a built-in BBQ gas line, making it the perfect spot for summer barbecues and outdoor entertaining. The serene view of Country Hill provides a peaceful backdrop, creating an ideal setting for relaxation and unwinding after a long day. The unfinished basement offers a blank canvas for you to customize, whether you envision a home gym, a playroom, or additional living space to suit your family's needs. 156 Cornerbrook Common is a move-in-ready home that offers everything a family could desire, from its spacious and versatile interior to its stunning outdoor space and prime location. This is a rare opportunity to own a beautiful home in one of the most desirable neighborhoods, so don't miss your chance—schedule your viewing today and start making memories in your new home.**

Inclusions: **N/A**
Property Listed By: **Brilliant Realty**

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