



THE
A-TEAM

**RE/MAX
FIRST**

244 CORNERBROOK Common, Calgary T3N 1L8

MLS®#: **A2158494** Area: **Cornerstone** Listing Date: **08/20/24** List Price: **\$814,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,498 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,688**
 Low Sqft:
 Ttl Sqft: **2,688**

DOM

29
Layout
 Beds: **5 (5)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`7"	Dining Room	Main	9`8" x 10`11"
Family Room	Main	15`4" x 15`8"	Kitchen	Main	16`1" x 8`8"
Living Room	Main	21`2" x 10`6"	Mud Room	Main	11`0" x 5`1"
Spice Kitchen	Main	9`11" x 5`6"	4pc Ensuite bath	Upper	9`2" x 4`11"
5pc Bathroom	Upper	11`11" x 5`1"	5pc Ensuite bath	Upper	9`6" x 11`2"
Bedroom	Upper	10`5" x 12`11"	Bedroom	Upper	11`11" x 11`0"
Bedroom	Upper	14`2" x 16`11"	Bedroom	Upper	10`6" x 11`4"

Laundry
Walk-In Closet

Upper
Upper

8`0" x 6`2"
3`11" x 11`2"

Bedroom - Primary
Walk-In Closet
Legal/Tax/Financial

Upper
Upper

15`0" x 15`8"
9`7" x 6`0"

Title:
Fee Simple
Legal Desc:

1811258

Zoning:
R-G

Remarks

Pub Rmks:

2 Primary Bedrooms | Spice Kitchen | Central Air Conditioning | Expansive Living Space | Open Floor Plan | Chef's Kitchen | Stainless Steel Appliances | Quartz Countertops | Gas Fireplace | Ample Natural Lighting | Upper Level Laundry | Large Fully Fenced Backyard | Deck | Double Attached Garage | Aggregate Driveway. Welcome to this gorgeous 2-storey family home boasting 2688 SqFt throughout the main and upper levels with sleek finishes, an open floor plan, large windows beaming with natural light and 2 upper level primary bedrooms. Open the front door to a foyer with closet storage and space for bench seating. The first living room is a great space for day seating with an accent wall adding character. The open floor plan kitchen, family and dining rooms are perfect for entertaining friends and family. The stunning chef's kitchen is finished with a modern colour pallet of whites, browns and blacks that compliment the space. The kitchen is outfitted with stainless steel appliances, an exposed range hood, quartz countertops and a centre island with barstool seating and a farmhouse sink. Keep this kitchen sparkling and use the spice kitchen's electric stove. The spice kitchen also has a single basin sink, more cabinetry and an open shelf pantry. The dining room is paired with sliding glass doors that lead to the deck and backyard making indoor/outdoor living easy! The family room has a gas fireplace and large windows that overlook the backyard. The main level has a 2pc bathroom central to this level and a mudroom off the interior garage door with built in shelves to hang coats! Upstairs holds 2 Primary bedrooms with ensuite bathrooms, 3 additional bedrooms and a main 5pc bathroom. The first primary bedroom is at the rear of the home, this expansive room has a walk-in closet and 5pc ensuite bathroom. The ensuite has a deep soaking tub, walk-in shower, double vanity and private washing closet with a door for privacy. The 2nd primary bedroom has a 4pc ensuite bathroom with a tub/shower combo with a walk-in closet with built-in shelving. Bedrooms 3, 4 & 5 are all a great size; these share the main 5pc bathroom. The 5pc bathroom is separated into two where the double vanity is in one section and the tub/shower is in another making it functional for multi-use. Upstairs is completed with a laundry room with a front load washer & dryer and shelving. Downstairs has a large basement with plenty of room to grow as your family sees fit! Outside is a spectacular fully fenced backyard with plenty of lawn space to enjoy in the summer months to host a BBQ and let the kids play! Hurry and book a showing at this gorgeous family home today!

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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









