

243 CORNERBROOK Road, Calgary T3N2L2

A2159137 Listing 08/20/24 MLS®#: Area: Cornerstone List Price: **\$664,900**

Status: **Active** Calgary Association: Fort McMurray County: Change: -\$20k, 11-Sep

Date:

General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

1,879

2,787 sqft Ttl Sqft: 1,879

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

30

Ttl Park: 2 2 Garage Sz:

4 (4)

3.0 (3 0)

2 Storey

Access:

Lot Feat: Level, Street Lighting Park Feat: Off Street, On Street

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame

Sewer: Flooring: Ext Feat: Lighting

Carpet, Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: See Remarks Int Feat:

Double Vanity, Granite Counters, Kitchen Island, Pantry, Smart Home, Walk-In Closet(s) **Utilities:**

Room Information

Level Room **Dimensions** Room Level Dimensions 3pc Bathroom Main 0'0" x 0'0" 4pc Bathroom Upper 0'0" x 0'0" 4pc Ensuite bath Upper 0'0" x 0'0" **Great Room** Main 12`8" x 16`2" Nook Main 14`2" x 10`4" Kitchen Main 16`1" x 8`10" **Bedroom** Main 9'6" x 11'0" **Bonus Room** 13'0" x 14'6" Upper **Bedroom - Primary** 9`10" x 9`4" Upper 12`0" x 13`9" **Bedroom** Upper

> 9`10" x 9`4" Upper Legal/Tax/Financial

Title: Zoning:

Bedroom

Fee Simple

R-G

Legal Desc: **2311648**

Remarks

Pub Rmks:

Step into the Jade, where modern living meets timeless comfort. This 1,814 sq. ft. home is designed with families in mind, offering four bedrooms and three bathrooms to accommodate your every need. Imagine mornings in your bright, open kitchen, complete with sleek quartz countertops and stainless steel appliances, as sunlight pours in through the extra windows. Enjoy cozy evenings by the fireplace in your spacious living room or unwind in the vaulted bonus room upstairs. The main-floor bedroom is perfect for guests or a private retreat. With a side entry for added convenience and a serene backyard deck, the Jade offers both style and functionality. *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



