



THE
A-TEAM

**RE/MAX
FIRST**

32 CORNERBROOK Gate, Calgary T3N 1L6

MLS®#: **A2163281** Area: **Cornerstone** Listing Date: **09/05/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Rear Drive**

Finished Floor Area
 Abv Sqft: **1,714**
 Low Sqft:
 Ttl Sqft: **1,714**

DOM

14
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`6" x 4`11"	Bedroom	Main	9`4" x 9`7"
4pc Bathroom	Main	4`11" x 7`10"	Living Room	Main	13`1" x 16`3"
Dining Room	Main	11`4" x 12`8"	Kitchen With Eating Area	Main	14`0" x 12`0"
Mud Room	Main	6`1" x 3`11"	Walk-In Closet	Upper	4`1" x 6`11"
Bedroom - Primary	Upper	12`4" x 9`7"	4pc Ensuite bath	Upper	8`0" x 9`4"
Bonus Room	Upper	12`2" x 11`3"	4pc Bathroom	Upper	9`3" x 4`11"
Laundry	Upper	6`0" x 4`11"	Bedroom	Upper	11`8" x 8`11"

Furnace/Utility Room
Bedroom

Basement
Upper

11`7" x 7`6"
10`5" x 8`4"

Flex Space

Basement

47`10" x 15`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811258

Zoning:
R-G

Remarks

Pub Rmks: **Live in the sought-after community of Cornerstone with this stunning property at 32 Cornerbrook Gate NE. This home offers a fantastic opportunity to reside in the vibrant and friendly neighborhood of Cornerstone, perfect for families or young professionals. The stylish design features a functional layout and a convenient location. The heart of the home is the living area, ideal for relaxing with family or entertaining guests. Large windows allow ample natural light to flood the space, creating a warm and inviting ambiance. The open floor plan includes a dining and kitchen area that is a chef's dream. The kitchen boasts Quartz countertops and a French door refrigerator, with ample counter space and storage cabinets perfect for meal preparation and culinary creations. On the upper floor, you'll find a spacious family room, two additional bedrooms, and a primary bedroom with a walk-in closet and a 4-piece ensuite bath. A separate laundry room is also conveniently located on this level. This property is close to major amenities such as a supermarket, bank, and park. Don't miss out on this opportunity to own a home with the ultimate floor plan in a fantastic location. Schedule a viewing today!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







