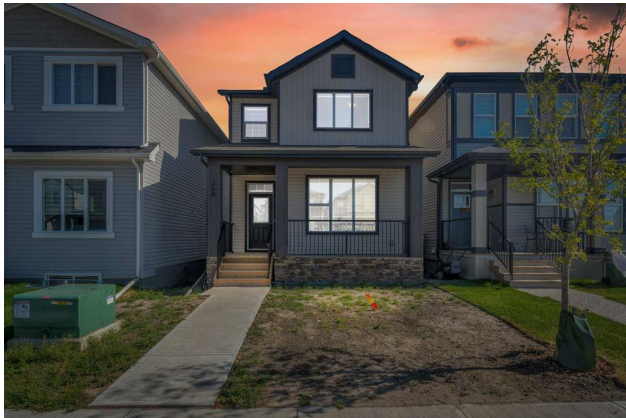


**260 CORNERBROOK Drive, Calgary T3N 2J2**

MLS®#: **A2165929** Area: **Cornerstone** Listing **09/19/24** List Price: **\$685,000**  
 Status: **Active** County: **Calgary** Change: **-\$14k, 31-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **1,878**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **2,680 sqft** Ttl Sqft: **1,878**  
 Lot Shape:

DOM

**63**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Zero Lot Line**  
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** **Vinyl Siding,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Private Yard** **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`7" x 7`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 10`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`6" x 8`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 12`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 16`2"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`11"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`7" x 8`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 10`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`11"</b>
<b>Family Room</b>	<b>Upper</b>	<b>14`9" x 11`4"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`2" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`11" x 13`4"</b>			

Title: **Fee Simple**  
Zoning: **R-G**  
Legal Desc: **2310078**

Remarks

Pub Rmks: **Welcome to this beautifully built detached home, located in MOST POPULAR AREA OF CORNERSTONE!!!! This property offers a wide range of upgrades and features, The house has 1878 SQ FT. Offering a stylish and functional living space. The main floor boasts an open concept design with high-end finishes, featuring a gourmet kitchen at the rear with modern cabinetry, stainless steel appliances, and oversized windows that flood the space with natural light. The expansive dining and living areas are perfect for entertaining, showcasing modern flooring and elegant lighting fixtures. On the second floor, the luxurious primary bedroom includes a 3-piece en-suite and a walk-in closet. Two additional spacious bedrooms, a convenient upstairs laundry room, 3-piece common bath and a FLEX ROOM for office space completes the upper floor. UNFINISHED BASEMENT, 2 Car Gravel parking at the back of the house and also plenty of street parking at the front of the house. Sit comfortably and relax on the LARGE FRONT PORCH and watch the day disappear into a relaxing night sky. This beautiful home has so much to offer and move in ready! PERFECTLY LOCATED MINUTES TO THE WALKING TRAIL,PARK, UPCOMING SHOPPING PLAZA. AND BUS STOP AND MUCH MORE TO EXPLORE! DONT MISS THIS OPPERTUNITY!!!!!!!!!!!!**

Inclusions: **none**  
Property Listed By: **PREP Realty**

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





