



THE
A-TEAM

**RE/MAX
FIRST**

263 CORNERBROOK Road, Calgary T3N 1A9

MLS®#: **A2169706** Area: **Cornerstone** Listing **10/02/24** List Price: **\$674,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,709 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,792**
 Low Sqft:
 Ttl Sqft: **1,792**

DOM

49
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **None,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	9`4" x 10`0"	Bedroom	Upper	9`4" x 10`0"
4pc Bathroom	Upper	0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"
Loft	Upper	12`11" x 10`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	11`0" x 12`4"	Walk-In Closet	Upper	0`0" x 0`0"
Bedroom	Main	10`7" x 10`0"	Entrance	Main	0`0" x 0`0"
Living Room	Main	12`10" x 12`10"	4pc Bathroom	Main	0`0" x 0`0"
Nook	Main	12`10" x 10`5"	Pantry	Main	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311648

Remarks

Pub Rmks: **Discover The Fairview, a designer floorplan by Alliston at Home, tailored for functional family living. This stunning 4-bedroom home, featuring a main floor bedroom is ideal for guests or family, complemented by a full 3-piece bathroom. The charming front verandah welcomes you, while inside, the gourmet kitchen is equipped with a chimney hood fan, stainless steel appliances, and a gas range rough-in. The main level opens to a rear wood deck perfect for BBQs, with a gas line ready for grilling. This home includes a gravel parking pad to the rear of the home for easy access to vehicles. Enjoy an oversized side yard and easy access to the community greenspace and pond. Downstairs, the sunshine basement is bathed in light, offers 9 ft ceilings, and space for two additional legal bedrooms, enhancing the home's versatility. Convenient side entry access and included washer and dryer add to the home's appeal. This property combines modern amenities and expansion potential, making it a great find for comfortable and adaptable living. Photos are representative and are of a previous show home.**

Inclusions:
Property Listed By: **NA
KIC Realty**

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







