

**138 CORNERBROOK Crescent, Calgary T3N 2K9**

MLS®#: **A2170864** Area: **Cornerstone** Listing **10/03/24** List Price: **\$759,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,262 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,004**  
 Low Sqft:  
 Ttl Sqft: **2,004**

DOM

**18**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Street Lighting,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 8`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 17`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 8`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 13`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`5" x 6`7"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 4`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`8"</b>
<b>Family Room</b>	<b>Upper</b>	<b>13`0" x 13`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 12`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks:

**A Brand New Cornerstone Gem Discover the perfect blend of modern comfort and convenience in this stunning 2-story home located at 138 Cornerbrook Crescent NE in Cornerstone. This brand-new, never-occupied residence boasts a thoughtfully designed layout that caters to your every need. The open-concept living room, dining area, and kitchen create a spacious and inviting atmosphere, perfect for entertaining or relaxing. The modern kitchen features state-of-the-art appliances, a center island for added functionality, and a pantry for ample storage. For added convenience, a bedroom is located on the main floor, providing a private retreat for guests or family members. Upstairs, you'll find a versatile bonus room, ideal for a home office or a cozy entertainment space. The primary bedroom is a true oasis, featuring a double vanity ensuite bath, a walk-in closet for all your storage needs, and a serene ambiance. Two additional spacious bedrooms and a shared bathroom complete the upper level, offering plenty of room for family or roommates. The laundry room is conveniently located on the main floor, providing easy access for daily chores. The unfinished basement offers a blank canvas for your creative vision. Unleash your imagination and create a space that perfectly reflects your personal style. This exceptional home is situated in the vibrant community of Cornerstone, offering a wide range of amenities, including parks, schools, shopping centers, and recreational facilities. With its prime location, modern design, and endless possibilities, this property is an ideal choice for families, professionals, or anyone seeking a comfortable and stylish home. Don't miss this opportunity to make this beautiful residence your own.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX iRealty Innovations**

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









