

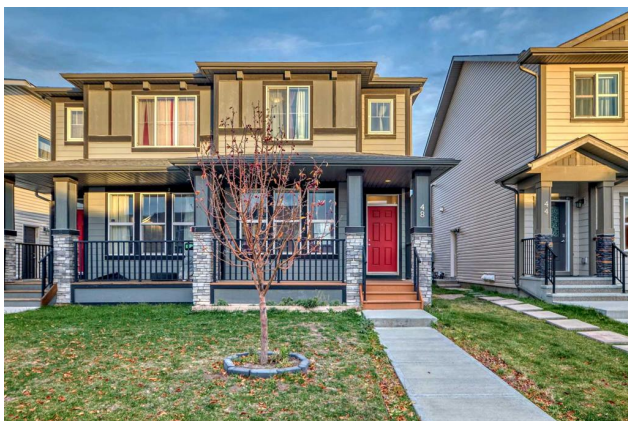


THE
A-TEAM

**RE/MAX
FIRST**

48 CORNERBROOK Gate, Calgary T3N 1L6

MLS®#: **A2174222** Area: **Cornerstone** Listing Date: **10/21/24** List Price: **\$589,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Cleared,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad,Stall**

DOM

61
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Pantry,See Remarks,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|------------------------|-----------------------|---------------|----------------------|
| Kitchen | Main | 12`8" x 16`0" | Dining Room | Main | 11`3" x 11`0" |
| Pantry | Main | 5`3" x 3`9" | Mud Room | Main | 5`2" x 4`8" |
| 2pc Bathroom | Main | 5`3" x 4`8" | Other | Main | 10`2" x 10`1" |
| Living Room | Main | 11`10" x 13`11" | Entrance | Main | 4`8" x 6`8" |
| Laundry | Second | 4`3" x 5`10" | 4pc Bathroom | Second | 7`11" x 4`11" |
| Bedroom - Primary | Second | 11`4" x 11`11" | Walk-In Closet | Second | 8`0" x 4`4" |
| 4pc Ensuite bath | Second | 5`2" x 14`3" | Bedroom | Second | 8`7" x 10`0" |

Bedroom
4pc Bathroom
Family Room

Second
Basement
Basement

8`0" x 9`3"
4`11" x 7`7"
12`2" x 13`7"

Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

10`5" x 11`1"
4`6" x 5`1"
15`9" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811258

Zoning:
R-G

Remarks

Pub Rmks: **~~ Price REDUCED ~~ PREPARE to be AMAZED by the " WOODWARD " MODEL from Stepper Homes in the BRAND-NEW CORNERSTONE neighbourhood. THIS EXQUISITE 2-storey home OFFERS nearly 1,500 SQUARE FEET of living space and features a " SIDE DOOR ENTRANCE " to the NEARLY FINISHED BASEMENT, complete with a ROUGH-IN KITCHEN and SEPARATE LAUNDRY. The OPEN-CONCEPT DESIGN leads to a LUMINOUS and EXPANSIVE LIVING ROOM with LVP FLOORING, HIGH CEILINGS, and an UPGRADED KITCHEN EQUIPPED with STAINLESS STEEL APPLIANCES that will TRANSFORM COOKING into a JOY. The Kitchen also includes a CENTER ISLAND and AMPLE MODERN BRIGHT CABINETS for all your kitchen gadgets. The SPACIOUS DINNING AREA flows into a GOOD-SIZED east-facing deck with an EASTERLY ORIENTATION that is IDEAL for RELAXING and hosting DELIGHTFUL BARBECUES. The home offers THREE GENEROUSLY SIZED BEDROOMS, with the master bedroom FEATURING a PRIVATE ENSUITE and WALK-IN CLOSET. CONVENIENTLY, there is a LAUNDRY PAIR on the upper level. The ALMOST FINISHED BASEMENT has a separate entrance, a bedroom, a full bathroom, a good-sized family room, a rough-in kitchen, and its own laundry area. DON'T MISS the OPPORTUNITY to BEHOLD THIS STUNNING HOME. Schedule your PRIVATE SHOWING NOW and SECURE this TREASURE BEFORE it's GONE !!!**

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

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

