



THE
A-TEAM

**RE/MAX
FIRST**

18 CORNERBROOK Crescent, Calgary T3N2K8

MLS® #: **A2174298** Area: **Cornerstone** Listing Date: **10/20/24** List Price: **\$849,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,665 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,191**
 Low Sqft:
 Ttl Sqft: **2,191**

DOM

8
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Granite,Laminate**
 Sewer: Water Source:
 Ext Feat: **None,Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,Pantry**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|------------------------|-------------------------|---------------|-----------------------|
| 3pc Bathroom | Main | 11`7" x 5`7" | Dining Room | Main | 9`11" x 10`0" |
| Kitchen | Main | 9`11" x 14`11" | Living Room | Main | 13`10" x 15`5" |
| Spice Kitchen | Main | 5`1" x 7`1" | Den | Main | 11`6" x 9`0" |
| Entrance | Main | 4`7" x 7`11" | Laundry | Second | 3`4" x 6`5" |
| Bedroom | Second | 9`11" x 10`4" | Bedroom | Second | 10`1" x 9`11" |
| Bedroom | Second | 10`1" x 10`11" | 4pc Ensuite bath | Second | 4`11" x 7`11" |
| Bedroom - Primary | Second | 13`11" x 13`11" | 4pc Bathroom | Second | 8`9" x 4`11" |

Bonus Room

Second

14`5" x 10`6"

5pc Ensuite bath
Legal/Tax/Financial

Second

8`7" x 11`11"

Title:
Fee Simple
Legal Desc:

2311913

Zoning:
TBD

Remarks

Pub Rmks: **Stunning 4-Bedroom Home with 2 Master Suites and SPICE KITCHEN in Cornerstone NE! This spacious home offers a well-thought-out floor plan perfect for family living. Main floor features a full bathroom, a cozy den, and an open-concept kitchen, dining, and living area with a fireplace and plenty of natural light. A spice kitchen adds extra convenience. The second floor boasts a versatile bonus room, two master suites (one with a 5-piece ensuite, the other with a 4-piece), and two additional well-sized bedrooms. The unfinished basement awaits your creativity, ideal for future rental income (pending city approval). Double attached garage, and located within walking distance to Cornerstone Regional Park. Close to all amenities, including bus stops, making this home a must-see! Don't miss out on this incredible opportunity!**

Inclusions:
Property Listed By: **N/A**
Coldwell Banker YAD Realty

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













