

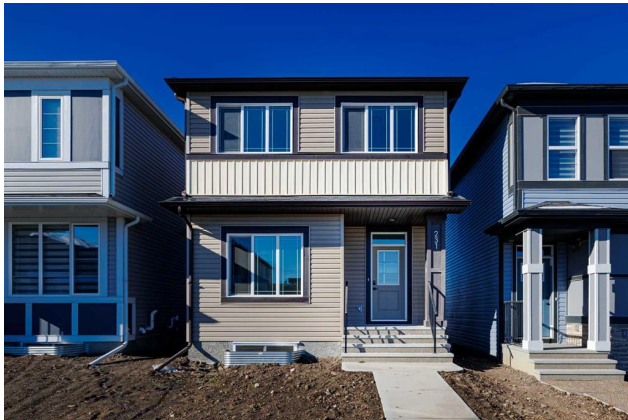


THE
A-TEAM

**RE/MAX
FIRST**

231 CORNERBROOK Road, Calgary T3N 2L2

MLS®#: **A2174989** Area: **Cornerstone** Listing Date: **10/23/24** List Price: **\$699,000**
 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: **2,787 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,894**
 Low Sqft:
 Ttl Sqft: **1,894**

DOM

28
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Interior Lot,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`6"	Bedroom	Main	9`3" x 11`0"
Kitchen With Eating Area	Main	12`4" x 9`9"	Living Room	Main	19`1" x 19`0"
Spice Kitchen	Main	6`9" x 9`5"	3pc Ensuite bath	Upper	8`10" x 4`11"
4pc Bathroom	Upper	8`10" x 5`0"	Bedroom	Upper	9`1" x 9`10"
Bedroom	Upper	9`8" x 9`4"	Bedroom - Primary	Upper	11`11" x 13`5"
Bedroom	Second	9`8" x 9`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311648

Zoning:
R-G

Remarks

Pub Rmks:

Almost 1900 Sqft Above Grade | Spice Kitchen | Separate Side Entrance to Basement | 5 Bedrooms Total Above Grade | Triple Pane Windows | Discover a modern Cornerbrook home built by Sterling Homes which offers spacious living with 5 bedrooms and 3 full bathrooms above grade, including a bedroom and 3-piece bathroom on the main floor. The gourmet kitchen features stainless steel appliances and a fully equipped spice kitchen, while the cozy tiled fireplace provides a relaxing ambiance. Enjoy outdoor living on your private deck and convenient parking on the paved garage pad. Nestled in the vibrant community of Cornerbrook, this home offers easy access to a wide range of amenities, including nearby parks, schools, shopping centers, transportation options, and community events.

Inclusions:

N/A

Property Listed By:

CIR Realty

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



