



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**397 CORNERBROOK Road, Calgary T3N 2L1**

MLS®#: **A2176130**

Area: **Cornerstone**

Listing Date: **10/31/24**

List Price: **\$649,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Nov**

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:

Access:

Lot Feat: **Back Lane,Interior Lot,Rectangular Lot**  
Park Feat: **None,Parking Pad**

Finished Floor Area

Abv Sqft: **1,533**

Low Sqft:

Ttl Sqft: **1,533**

DOM

**51**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **None**

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

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`5" x 12`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`4" x 11`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`10" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 15`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 8`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 13`1"</b>
<b>Office</b>	<b>Second</b>	<b>7`4" x 9`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311648**

Zoning:  
**R-G**

Remarks

Pub Rmks: **BRAND NEW HOME , NEVER OCCUPIED , MOVE IN NOW. Are you ready to fall in love with your new home? This stunning, brand-new residence in Cornerbrook is the perfect blend of style and comfort This beautiful home features 3 spacious bedrooms, 2.5 bathrooms, and a gorgeous kitchen with the open-concept main floor is designed for seamless entertaining, and the large windows fill the space with lots of natural light. The upper floor has a luxurious master suite with an ensuite bathroom and walk-in closet. Two additional bedrooms, A four piece bathroom, laundry room, and a bonus space which can be used as a home office or a study area complete this level. SEPARATE ENTRY The basement offers endless possibilities with its separate entry. Located in the heart of Cornerbrook, this home offers quick access to Calgary's top amenities, including shopping centers, restaurants, and essential services, Pond, park, or plaza. Don't miss this incredible opportunity! Schedule your private tour today and make this house your home**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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











