



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 CORNERBROOK Road, Calgary T3N 2G9**

MLS®#: **A2176206**

Area: **Cornerstone**

Listing Date: **11/01/24**

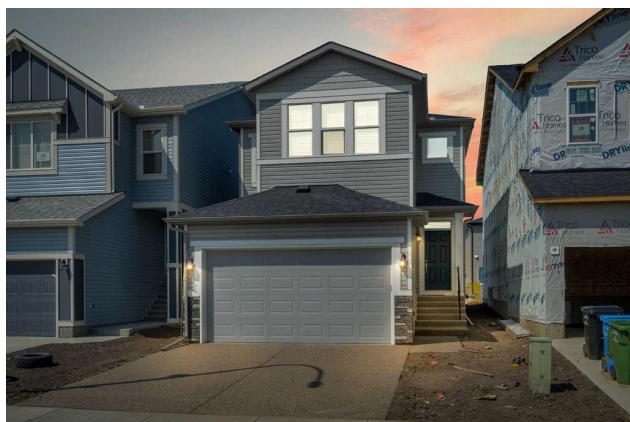
List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,379 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

DOM

**19**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 16`9"
Dining Room	Main	11`0" x 8`8"
Pantry	Main	4`8" x 4`10"
Bedroom	Second	10`2" x 12`5"
5pc Ensuite bath	Second	8`9" x 8`5"
Family Room	Second	14`9" x 10`11"

Room	Level	Dimensions
Kitchen	Main	11`0" x 12`2"
2pc Bathroom	Main	4`10" x 4`8"
Bedroom - Primary	Second	13`10" x 12`0"
Bedroom	Second	13`0" x 12`4"
4pc Bathroom	Second	8`10" x 7`7"
Laundry	Second	8`10" x 5`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310164**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Incredible Location | 3- Bedrooms | 2.5-Bathrooms | Open Living Space | Ample Natural Light | Unfinished Basement | Storage | Double Attached Garage. Welcome to this inviting home in the vibrant Cornerstone community, offering 1,839.70 sq.ft. of thoughtfully designed living space. The Double Attached Garage provides ample parking, while the welcoming foyer and convenient mudroom enhance daily living on the main floor. The main floor has vinyl plank throughout. The open-concept kitchen is featuring stainless steel appliances and a pantry, and flows seamlessly into the dining area and living room, ideal for entertaining and family gatherings. Upstairs, the spacious master bedroom is a true retreat with a luxurious 5-piece ensuite bathroom including dual sinks, soaker tub, shower and a generous walk in closet. Two additional well-sized bedrooms, a 4-piece bathroom, a family room, and a laundry area complete the upper floor, offering plenty of space for family life. The undeveloped lower level, with its side entry, provides exciting potential for customization to suit your needs. The backyard is a fantastic space for outdoor enjoyment. Situated in the growing Cornerstone community, this home is close to future parks, schools, and LRT stations, with convenient access to the airport, Stoney Trail, and Deerfoot Trail. Don't miss your chance to make this exceptional property your dream home!**

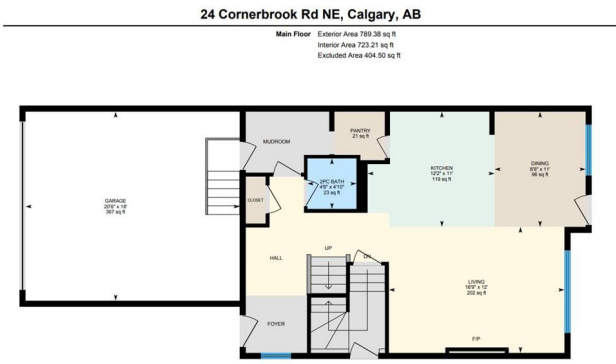
Inclusions:  
Property Listed By:

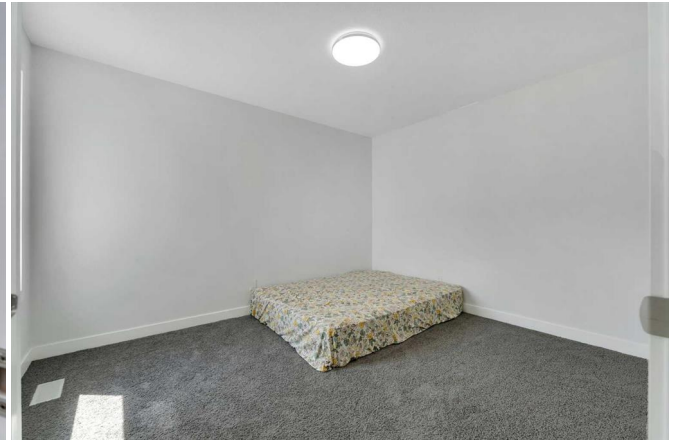
**N/A**  
**RE/MAX Real Estate (Central)**

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









24 Cornerbrook Rd NE, Calgary, AB

1st Floor Exterior Area 1050.32 sq ft  
Interior Area 966.06 sq ft



