



THE
A-TEAM

**RE/MAX
FIRST**

80 CORNERBROOK Gate, Calgary T3N 1A9

MLS® #: **A2176388**

Area: **Cornerstone**

Listing Date: **10/30/24**

List Price: **\$594,700**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Park Feat:

**Back Lane, Rectangular Lot
Off Street, Parking Pad**

Finished Floor Area

Abv Sqft:

1,113

Low Sqft:

Ttl Sqft:

1,113

DOM

22

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

4

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Siding

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11'5" x 10'11"	Dining Room	Main	12'11" x 7'7"
Living Room	Main	12'11" x 12'10"	2pc Bathroom	Main	5'2" x 4'11"
Bedroom - Primary	Upper	12'5" x 11'9"	4pc Ensuite bath	Upper	6'11" x 4'11"
Walk-In Closet	Upper	7'1" x 5'1"	Bedroom	Upper	12'8" x 8'3"
Bedroom	Upper	12'9" x 8'4"	4pc Bathroom	Upper	8'0" x 4'11"
Laundry	Upper	4'3" x 3'5"	Living/Dining Room Combination	Basement	12'1" x 9'1"
Furnace/Utility Room	Basement	13'9" x 6'0"	Laundry	Basement	4'8" x 3'1"

Bedroom	Basement	12`3" x 9`0"	Kitchen	Basement	8`2" x 7`2"
4pc Bathroom	Basement	7`10" x 4`11"	Legal/Tax/Financial		

Title:	Zoning:	
Fee Simple	R-G	
Legal Desc:	1811258	Remarks

Pub Rmks:	<p>**LEGAL REGISTERED BASEMENT SUITE** This is the perfect starter investment property achieving TWO doors with ONE PURCHASE, or live-up and rent down as a great mortgage helper. BRAND NEW LVP floors throughout MAIN and UPPER floors, and a FRESH coat of paint, ready for your move-in! This two storey home has three upstairs bedrooms (primary with an ensuite bathroom and walk-in closet) and one in the LEGAL BASEMENT SUITE. Lots of natural light into this cozy home, with expansive 9 foot ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances (UP and DOWN). Two high efficiency furnaces, with suite registration with the City of Calgary since 2019. Located in the desirable neighborhood of Cornerstone, this property is LANDSCAPED, FENCED, with a SIDE ENTRANCE to the legal basement suite. Easy proximity to Country Hill Blvd, Stoney Trail, and minutes away from the newly planned Calgary GREEN LRT LINE, Calgary International Airport and Cross Iron Mills Shopping Centre. Shopping plazas, parks, playgrounds nearby making it convenient for all your errands. This is a must see property for a homeowner or a property investor!</p>				
Inclusions:	None				
Property Listed By:	RE/MAX Real Estate (Mountain View)				

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











