



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**373 CORNERBROOK Road, Calgary T3N 1A9**

MLS®#: **A2176993**      Area: **Cornerstone**      Listing Date: **11/06/24**      List Price: **\$639,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$16k, 13-Dec**      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,Back Yard,Interior Lot,Level,Rectangular Lot**  
 Park Feat: **Gravel Driveway,Off Street**

DOM

**77**  
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: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`7" x 12`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`9" x 14`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 8`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 13`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 9`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`4" x 12`1"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`5" x 9`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2311648**

Remarks

Pub Rmks: **Open House on Saturday January 18/2025 from 1 to 5 pm. Discover modern living at its finest in this brand-new, beautifully crafted single-family home in the sought-after community of Cornerbrook! With 1,545 sq. ft. of well-designed space, this home blends style and functionality for the perfect lifestyle upgrade. Step inside to a bright and inviting main floor, featuring an open-concept living area and a chef-inspired kitchen equipped with luxurious quartz countertops, premium stainless steel appliances, a gas range, and elegant cabinetry that stretches to the ceiling. Beautifully appointed lighting enhances every corner, creating a warm ambiance for gatherings and everyday moments. Upstairs, retreat to the spacious primary bedroom, complete with a private 4-piece ensuite and a walk-in closet. Two additional bedrooms and a second full 4-piece bathroom provide plenty of room for family and guests. Enjoy the convenience of an upper-level laundry room, plus a versatile bonus space ideal for a home office, study area, or cozy reading nook. The unfinished basement awaits your personal touch and includes a 9 Feet ceiling, 2 windows, separate side entrance, opening up endless possibilities for future development. Perfectly located just minutes from parks, playgrounds, transit, grocery stores, and schools, this home also offers quick access to Stoney Trail and is a short drive from the airport. Embrace the lifestyle you've been waiting for—this Cornerbrook gem won't last long! Note: The seller is open to developing the basement according to the buyer's request. The final sale price of the property will be renegotiated to reflect the cost of these additional developments. All customization requests and pricing adjustments will need to be mutually agreed upon before proceeding.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage METRO**

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













