



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 CORNERBROOK Way, Calgary T3N1L8**

MLS®#: **A2180635**      Area: **Cornerstone**      Listing Date: **11/22/24**      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: **2018**  
Lot Information  
 Lot Sz Ar: **3,853 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,618**  
 Low Sqft:  
 Ttl Sqft: **1,618**

DOM  
**1**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Street Lighting**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Chandelier,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 9`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 8`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 15`7"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`7" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`1" x 7`9"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 8`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 12`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`7" x 16`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 8`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 8`11"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>12`1" x 8`11"</b>

Game Room

Basement

17`8" x 14`9"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

8`0" x 9`5"

Title:  
**Fee Simple**  
Legal Desc:

1811258

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this stunning income generating 2-storey family home in the desirable community of Cornerstone!. Offering 1,618 sq. ft. of beautifully designed living space on the main and upper levels, plus an additional 734 sq. ft. in an illegal 1 bedroom basement suite! This home is perfect for growing families or investors seeking rental potential. As you step through the front door, you're greeted by a luxury vinyl plank foyer with closet storage and a clear view into the spacious, open-concept main floor. The front room is a bedroom or can be used as an ideal work-from-home space or a quiet retreat for reading or studying. The heart of the home is the open living, dining, and kitchen area—perfect for entertaining or everyday family living. The modern kitchen boasts quartz countertops, stainless steel appliances, an electric stove, and ample cabinet space for all your cooking needs. The kitchen island provides plenty of space for casual meals or conversation! At the rear of the main level, you'll find a convenient mudroom with closet storage and access to the backyard and heated double detached garage with alley access. A 4 pc bathroom completes the main level. Upstairs, the home features 3 generously sized bedrooms, 2 full bathrooms, and a laundry room conveniently located near the bedrooms. The primary bedroom is a peaceful retreat, with a walk-in closet and a private 4pc ensuite. Bedrooms 2 and 3 share the main 4pc bathroom. The upper-level laundry room is a real bonus, making laundry chores a breeze. The illegal 1 bedroom basement suite adds even more versatility to this home. With a separate side entrance, the suite features an open-concept living and dining area, making it easy to entertain or relax. The kitchen comes fully equipped with stainless steel appliances, cabinets, and a modern backsplash. One spacious bedroom in the basement has a 4pc bathroom, also with a tub and a single vanity with storage. The suite also includes its own stacked laundry for added convenience. The backyard is perfect for enjoying those long summer evenings, and the home's fully fenced backyard offers privacy for outdoor activities. The double detached garage provides ample space for parking or storage, and the alley access makes it easy to get in and out. This home is located just minutes from all the shopping and amenities you could need, making it an ideal choice for busy families. Whether you're looking for a spacious family home or an investment property with rental potential, this home has it all. Book your showing today to experience all that this move-in-ready home has to offer!**

Inclusions:  
Property Listed By:

**N/A**  
**PREP Realty**

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











