



THE
A-TEAM

**RE/MAX
FIRST**

34 CORNERBROOK Manor, Calgary T3N 1V2

MLS®#: **A2180751** Area: **Cornerstone** Listing Date: **11/25/24** List Price: **\$649,900**
 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: **2021**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Level**
 Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Off Street,On Street**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Central,Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 12`2"	Dining Room	Main	9`6" x 12`3"
Kitchen	Main	11`5" x 10`11"	2pc Bathroom	Main	4`9" x 6`0"
Bedroom	Upper	12`10" x 8`5"	Bedroom	Upper	12`8" x 8`5"
4pc Bathroom	Upper	8`0" x 5`0"	4pc Ensuite bath	Upper	8`8" x 5`1"
Bedroom - Primary	Upper	12`2" x 11`9"	Game Room	Basement	23`11" x 10`10"
Kitchen	Basement	7`10" x 6`11"	4pc Bathroom	Basement	8`1" x 4`11"
Furnace/Utility Room	Basement	14`3" x 6`7"	Bedroom	Basement	9`11" x 9`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1912237

Remarks

Pub Rmks: **This modern 2-storey duplex with a legal basement suite offers over 2,000 sq ft of living space. The main floor features stylish LVP flooring, a spacious kitchen with quartz countertops and stainless steel appliances, a cozy living area, and a convenient half-bathroom. The upper level boasts 3 bedrooms, including a master with a 4-piece ensuite, an additional 4-piece bathroom, and upper floor laundry. The fully legalized basement suite includes a separate entrance, a full kitchen with stainless steel appliances, a 4-piece bathroom, laundry, and a large bedroom. Located near grocery stores, playgrounds, bus stands, Calgary Airport, and places of worship, this home is perfect for families and investors alike. Book your showing today.**

Inclusions:
Property Listed By: **Basement: Electric Range, Washer/Dryer, Microwave Hood Fan, Refrigerator, Dishwasher
Real Broker**

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







