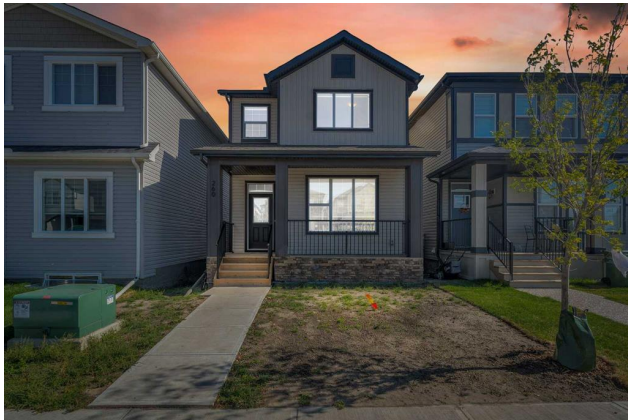


260 CORNERBROOK Drive, Calgary T3N 2J2

MLS®#: **A2181320** Area: **Cornerstone** Listing Date: **11/27/24** List Price: **\$685,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,680 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,878**
 Low Sqft:
 Ttl Sqft: **1,878**

DOM
56
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 8`2"	4pc Bathroom	Main	5`7" x 7`9"
Bedroom	Main	10`7" x 10`0"	Dining Room	Main	14`9" x 10`3"
Kitchen	Main	12`6" x 12`8"	Living Room	Main	12`10" x 16`2"
3pc Bathroom	Upper	4`11" x 7`11"	3pc Ensuite bath	Upper	7`7" x 8`4"
Bedroom	Upper	12`11" x 10`11"	Bedroom	Upper	9`4" x 10`11"
Bonus Room	Upper	14`9" x 11`4"	Laundry	Upper	7`2" x 7`0"
Bedroom - Primary	Upper	10`11" x 13`4"			

Title: **Fee Simple**
Legal Desc: **2310078**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this impeccably crafted detached home in the highly sought-after community of Cornerstone! Spanning 1,878 sq. ft., this stunning property offers a seamless blend of style and functionality, featuring an open-concept main floor with high-end finishes, a gourmet kitchen with modern cabinetry, stainless steel appliances, and oversized windows that flood the space with natural light. The expansive living and dining areas showcase elegant flooring and lighting, perfect for entertaining, and the main floor also includes a bedroom with a full bathroom, adding convenience and flexibility. Upstairs, the luxurious primary bedroom includes a 3-piece ensuite and walk-in closet, accompanied by two additional spacious bedrooms, a flex room ideal for an office, a 3-piece common bath, and a convenient laundry room. The home also boasts a large front porch for relaxing evenings, an unfinished basement for future customization, and 2-car gravel parking with ample street parking. Perfectly located minutes from walking trails, parks, an upcoming shopping plaza, and transit, this move-in-ready home is an opportunity you don't want to miss!**

Inclusions: **none**
Property Listed By: **Prep Ultra**

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

