



THE
A-TEAM

**RE/MAX
FIRST**

28 CORNERBROOK Road, Calgary T3N1B1

MLS®#: **A2181818** Area: **Cornerstone** Listing Date: **12/02/24** List Price: **\$824,900**
 Status: **Pending** 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: **3,379 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,338**
 Low Sqft:
 Ttl Sqft: **2,338**

DOM

19
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Range, Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave, Microwave Hood Fan**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Smart Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	4`11" x 8`9"	Living/Dining Room Combination	Main	12`0" x 10`0"
Living/Dining Room Combination	Main	10`10" x 13`9"	Spice Kitchen	Main	6`4" x 7`3"
Bedroom	Main	11`4" x 10`4"	Kitchen	Main	12`1" x 11`11"
Mud Room	Main	6`3" x 9`2"	5pc Ensuite bath	Upper	9`11" x 13`3"
Bedroom	Upper	13`2" x 12`4"	Family Room	Upper	16`0" x 16`7"
Bedroom - Primary	Upper	12`8" x 14`0"	4pc Bathroom	Upper	9`2" x 4`11"

Bedroom	Upper	9`6" x 9`10"	Bedroom	Upper	9`5" x 9`9"
Laundry	Upper	8`8" x 7`10"	Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**

Legal Desc: **2310164**

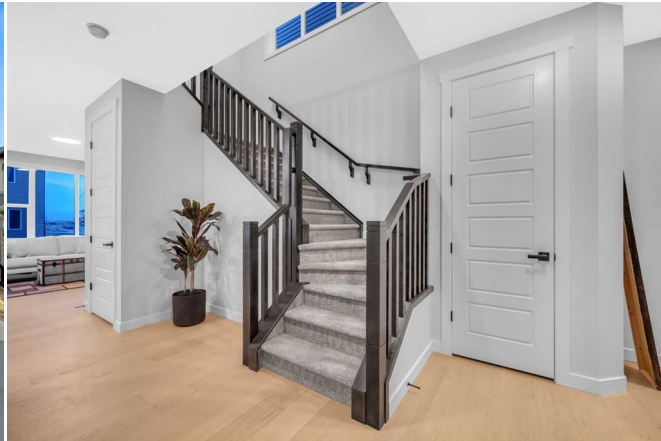
Remarks

Pub Rmks: **Welcome to the CORNERBROOK, where you'll get the benefits of living in a well-established community. The location is perfect, as you're surrounded by great amenities such as shopping, entertainment, dining, and recreation. This home is, with 5 bedrooms, 3 bathrooms; 2338 SQFT sq ft of living space with elegant finishing, upgrades, and SIDE ENTRANCE to the Basement. When you enter the house, you will open concept modern and SPICE KITCHEN features modern cabinetry, quartz countertops, a high-end appliance package with gas stove and Refrigerator, Huge PANTRY with easy access to the garage and mudroom for your convenience. The spacious living room is highlighted by fireplace. This house has Huge Big windows illuminates the 9`FT main floor with natural light. The main floor also has a BEDROOM WITH FULL WASHROOM with big window; Staircase with beautiful WOODEN railing which leads to the spacious bonus room. With total 4 spacious bedrooms, laundry area. Huge primary bedroom that comes with 5-piece ensuite is spa-like, with luxurious flooring, his and her sinks, soaker tub and a large glass enclosed shower. This is very RARE OPPORTUNITY TO OWN FULLY LOADED house in very central location of NE. There is so much to love about this home This is a great place for growing families with a network of walking paths and PARK. With easy access to major roads like Deerfoot and Stoney, you'll be well connected to anywhere you want to go.**

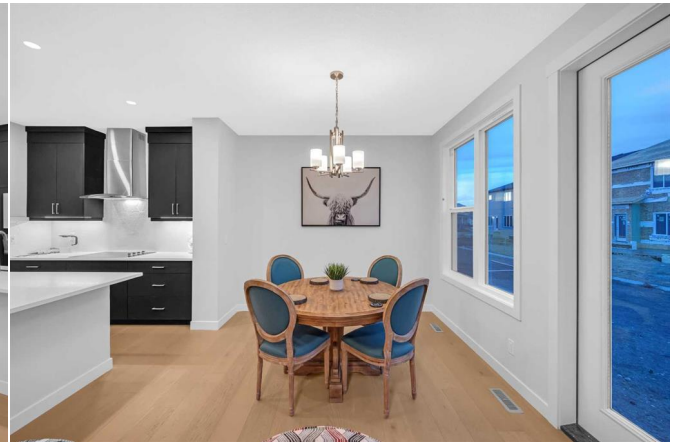
Inclusions: **ALL APPLIANCES**

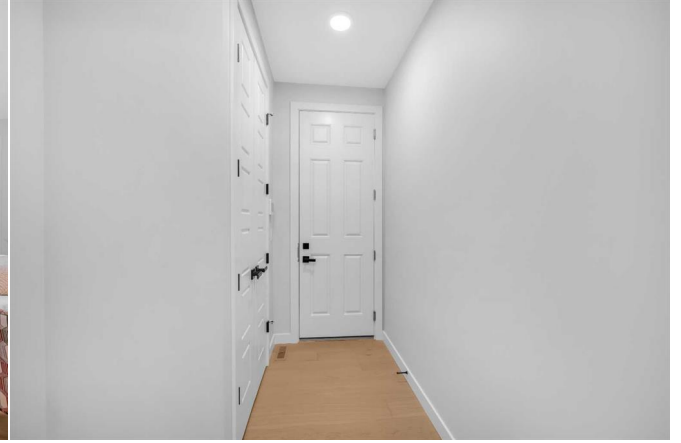
Property Listed By: **RE/MAX iRealty Innovations**

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

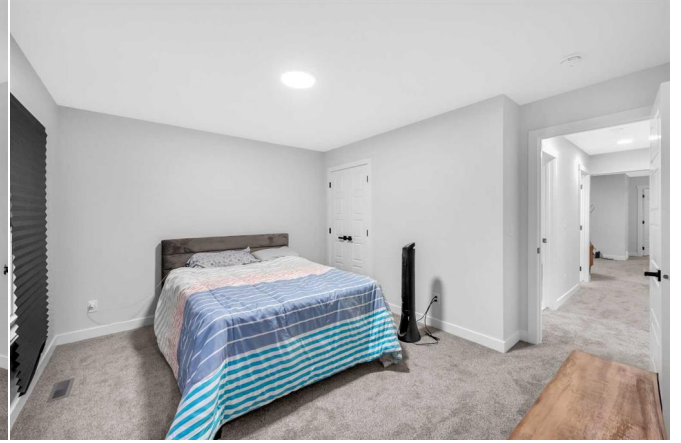












28 Cornerbrook Rd NE, Calgary, AB

Main Floor Exterior Area 977.25 sq ft
Interior Area 951.18 sq ft
Excluded Area 405.33 sq ft



PREPARED: 2024/11/14

White regions are excluded from total floor area in 10/UCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 1341.13 sq ft
Interior Area 1247.26 sq ft
Excluded Area 11.26 sq ft



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