



THE
A-TEAM

**RE/MAX
FIRST**

32 CORNERBROOK Cove, Calgary T3N 1B1

MLS®#: **A2181872** Area: **Cornerstone** Listing Date: **12/04/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,509 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,074**
 Low Sqft:
 Ttl Sqft: **2,074**

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Environmental Reserve,Front Yard,No Neighbours Behind,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	9`11" x 4`11"	5pc Ensuite bath	Second	8`8" x 11`11"
Bedroom	Second	11`6" x 10`0"	Bedroom	Second	11`2" x 12`7"
Family Room	Second	15`11" x 13`4"	Laundry	Second	8`0" x 8`5"
Bedroom - Primary	Second	14`0" x 14`0"	2pc Bathroom	Main	4`11" x 4`9"
Den	Main	11`5" x 9`6"	Dinette	Main	12`0" x 10`10"
Kitchen	Main	12`0" x 14`3"	Living Room	Main	10`11" x 16`5"
4pc Bathroom	Basement	8`0" x 5`0"	Bedroom	Basement	11`0" x 10`0"

Bedroom
Game Room

Basement
Basement

11`1" x 11`7"
10`5" x 16`11"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

14`6" x 12`3"
10`6" x 6`4"

Title:
Fee Simple
Legal Desc:

2210744

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this Stunning and exceptional 5-bedroom, 3.5-bathroom luxury home located in the prestigious Cornerstone community, offering an unparalleled combination of comfort, elegance, and modern design. Set against the serene backdrop of a peaceful pond, this home offers not only a beautiful living space but also an enviable lifestyle. As you approach this stunning property, you'll immediately notice the meticulously crafted exterior with its elegant façade, open yard, and an inviting front. Upon entering, you are greeted by an expansive open floor plan featuring high ceilings, wide plank floors, and an abundance of natural light streaming through large windows. The thoughtful layout maximizes both space and flow, making it ideal for family living and entertaining guests. The heart of the home is the kitchen, which boasts top-of-the-line stainless steel appliances, custom cabinetry, a spacious center island, and beautiful granite countertops. Whether you're preparing a family meal or hosting friends for a dinner party, this kitchen is as functional as it is stunning. The adjoining breakfast nook offers views of the pond and easy access to the outdoor deck, where you can enjoy your morning coffee or relax in the evening while watching the sunset over the water. The grand living room features a cozy fireplace, perfect for colder months, while the adjacent formal dining room provides a sophisticated setting for special occasions. The main floor also includes a well-appointed office or den, ideal for remote work or quiet study. Upstairs, the luxurious master suite is a true retreat. Spacious and serene, it includes large windows with pond views, and a spa-like en-suite bathroom. The bathroom features a soaking tub, a glass-enclosed shower, dual vanities, and a walk-in closet with custom shelving. Two additional generously sized bedrooms offer ample closet space and share well-designed full bathroom, with high-end finishes. The finished walkout ill-legal basement SUITE is a true standout feature of this home. Offering 2 Beds And 1 Full Bath, kitchen and a living space, it is perfect for a Rental Suite or a guest suite. Large glass doors provide direct access to the backyard, where you can enjoy the pond, private patio, and garden. The walkout design offers seamless indoor-outdoor living, enhancing your connection to nature. This home is located within the highly sought-after Cornerstone community, known for its luxury homes, peaceful surroundings, and proximity to top-rated schools, parks, shopping, and dining. Whether you enjoy outdoor activities, social gatherings, or simply retreating to the comfort of your home, this property offers the best of all worlds. With its impeccable design, luxurious finishes, and stunning pond views, this home truly has it all. Schedule your private tour today and experience the lifestyle

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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











