



THE
A-TEAM

**RE/MAX
FIRST**

296 CORNERBROOK DRIVE , Calgary T3N2J3

MLS®#: **A2183426** Area: **Cornerstone** Listing **12/13/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$9k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,938 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **None,Off Street**

Finished Floor Area
 Abv Sqft: **1,348**
 Low Sqft:
 Ttl Sqft: **1,348**

DOM

39
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Other,Vinyl Siding**
 Flooring: **Carpet,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave Hood Fan,Refrigerator**
 Int Feat:
 Utilities: **See Remarks**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------------|-------|---------------|-------------------|-------|----------------|
| Living Room | Main | 14`0" x 11`8" | Dining Room | Main | 9`8" x 12`1" |
| 2pc Bathroom | Main | 4`7" x 5`9" | Kitchen | Main | 11`4" x 10`6" |
| Bedroom | Upper | 12`8" x 8`4" | Bedroom | Upper | 12`9" x 8`3" |
| 4pc Bathroom | Main | 8`2" x 5`0" | Bedroom - Primary | Upper | 11`11" x 11`7" |
| 4pc Ensuite bath | Upper | 8`7" x 5`0" | Kitchen | Lower | 7`8" x 6`11" |
| Game Room | Lower | 13`5" x 10`9" | 4pc Bathroom | Lower | 8`0" x 4`11" |
| Furnace/Utility Room | Lower | 14`0" x 6`6" | Bedroom | Lower | 9`9" x 9`9" |

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

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome home to 296 Cornerbrook Drive! This 2-Storey home offers over 1,300 sqft of living space and features a side entrance door to a legal 1 bedroom finished basement! Live up and rent down as this suite is complete with a full size kitchen, a full bathroom and separate laundry! The main floor welcomes you with a bright open concept living room and kitchen. A mudroom and a 2 pc bathroom complete this floor. As you make your way upstairs, this home offers a large primary room with a walk in closet and ensuite bathroom and 2 additional generously sized bedrooms that share a 4 pc bathroom and a laundry. Located in the desirable neighbourhood of Cornerstone, this property is easy proximity to Country Hill Blvd, Stoney Trail, Calgary International Airport and Cross Iron Mills Shopping Centre. Shopping plazas, parks, playgrounds nearby making it convenient for all your errands. This is a must see property! Book your viewing today!**

Inclusions: **WASHER X2, DRYER X2, GAS STOVE, ELECTRIC STOVE, REFRIGERATOR X2, MICROWAVE HOOD FAN X2**

Property Listed By: **Century 21 Bravo Realty**

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









