



THE
A-TEAM

**RE/MAX
FIRST**

56 CORNERBROOK Way, Calgary T3N 1M1

MLS® #: **A2184180**

Area: **Cornerstone**

Listing Date: **12/20/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **2,863 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,731**
Low Sqft:
Ttl Sqft: **1,731**

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **None**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|---------------|-------------------|--------|----------------|
| Living Room | Main | 18`2" x 11`0" | 2pc Bathroom | Main | 6`2" x 4`7" |
| Foyer | Main | 11`7" x 9`5" | Kitchen | Main | 15`5" x 14`10" |
| Living Room | Main | 18`2" x 11`0" | Bedroom - Primary | Second | 13`2" x 16`11" |
| Bedroom | Second | 9`4" x 13`3" | Bedroom | Second | 9`4" x 11`4" |
| 4pc Ensuite bath | Second | 7`1" x 14`3" | 4pc Bathroom | Second | 8`1" x 5`0" |
| Laundry | Second | 7`7" x 5`3" | | | |

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1811258**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to Cornerstone, a vibrant and thriving community in Northeast! This charming home features a spacious 9-foot ceiling on the main floor and a beautifully designed kitchen with quartz countertops, complemented by sleek stainless steel appliances. The kitchen is centrally located and offers plenty of space with an island, pantry, and a cozy nook that leads to the yard. The main floor also includes a versatile bedroom/flex room, a 2-piece bath, a den, and a generous great room. Additional highlights include a front veranda, gas lines for the BBQ and stove, wrought iron railings, and a mix of carpet, tile, and LVP flooring. Upstairs, you'll find a 4-piece bath, a laundry room, and 3 spacious bedrooms, including a master suite with a walk-in closet and a full ensuite bath. The unfinished lower level offers endless potential for your personal touch. Don't miss the opportunity to view this lovely home - book your private showing today!**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

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











