



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 CORNERBROOK Way, Calgary T3N 1M1**

MLS® #: **A2184180**

Area: **Cornerstone**

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

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,547**

Low Sqft:

Ttl Sqft: **1,547**

DOM

**1**

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**











