



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 CORNERBROOK Road, Calgary T3N 2L2**

MLS®#: **A2184493**      Area: **Cornerstone**      Listing Date: **12/27/24**      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: **2024**  
Lot Information  
 Lot Sz Ar: **3,800 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,067**  
 Low Sqft:  
 Ttl Sqft: **2,067**

DOM

**14**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, No Neighbours Behind, Street Lighting, Rectangular Lot**  
 Park Feat: **Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 13`1"</b>
<b>Den</b>	<b>Main</b>	<b>11`6" x 7`9"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>15`9" x 12`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 9`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`6" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 9`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 8`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`10" x 9`7"</b>

<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>11`4" x 6`9"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>9`10" x 5`1"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`0" x 5`4"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`11" x 3`4"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`7" x 5`7"</b>	<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>11`4" x 9`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`4" x 5`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`4" x 5`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 4`11"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2311648**

Remarks

Pub Rmks: **Stunning Home with Legal Basement Suite!! Discover this beautifully designed around 2900 sq. ft. livable Home that combines modern elegance with practical living. Perfect for families or investors, this property offers: Main Features: 5 Bedrooms & 3.5 Bathrooms: Plenty of space for your family and guests. Second Floor Highlights: Spacious master bedroom with a 5-piece ensuite and walk-in closet, featuring breathtaking east-facing sunrise views. 2 additional well-sized bedrooms. A versatile bonus room for family activities. Convenient laundry room for added ease. Main Floor: 9ft ceiling. Flexible den/office, which can also serve as a bedroom. Open-concept living room, dining area, and kitchen with stunning quartz countertops, a large island, full-size cabinets, and a pantry. Inviting front entrance with a powder area and coat closet. Front-attached double garage for convenience. Legal Basement Suite by Builder: 2 bedrooms, a kitchen, a full bathroom, and a separate living/family room. Separate entrance for privacy and potential rental income. 9-ft ceilings for an airy feel. Independent laundry facilities. Additional Features: No neighbors at the back, offering enhanced privacy and tranquility. Quick and easy access to Stoney Trail for seamless commuting. Just minutes drive to the International Airport—perfect for travelers. This home is a rare find, combining luxury, convenience, and income potential. Schedule your viewing today and make it yours!**

Inclusions: **N/A**  
 Property Listed By: **URBAN-REALTY.ca**

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









