



THE
A-TEAM

**RE/MAX
FIRST**

122 CORNERBROOK Manor, Calgary T3N1V3

MLS®#: **A2188240** Area: **Cornerstone** Listing Date: **01/21/25** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,626 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,818**
 Low Sqft:
 Ttl Sqft: **1,818**

DOM

0
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 14`3"	Kitchen	Main	13`0" x 12`0"
Foyer	Main	5`7" x 14`2"	Dining Room	Main	13`4" x 7`7"
Bedroom	Main	13`1" x 10`0"	4pc Bathroom	Main	5`8" x 8`0"
Bedroom - Primary	Second	11`0" x 12`1"	4pc Ensuite bath	Second	5`0" x 9`6"
Bedroom	Second	9`8" x 10`0"	Bedroom	Second	9`0" x 13`2"
4pc Bathroom	Second	5`1" x 9`1"	Bonus Room	Second	13`8" x 10`6"
Laundry	Second	5`0" x 7`4"			

Title: **Fee Simple**
Legal Desc: **1912237**

Zoning: **R-G**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY JAN 25th AND SUNDAY JAN 26th BETWEEN 1PM-4PM ** 1800+ SQFT | 4-BEDROOM | 3-BATHROOM | MAIN FLOOR BEDROOM WITH FULL BATH** Welcome to 122 Cornerbrook Manor, a stunning home built in 2021 by TRICO HOMES. Step inside to find a bright and inviting living area with large windows and a cozy dining space. The main floor is thoughtfully designed with a bedroom and a full bathroom, perfect for accommodating elderly family members or serving as a guest room. The modern kitchen boasts quartz countertops, tall cabinetry, and stainless-steel appliances. Upstairs, you'll find a spacious primary bedroom featuring a walk-in closet and a 4-piece ensuite. This level also includes two additional bedrooms, a full bathroom, laundry room and a generous bonus room for added versatility. The undeveloped basement comes with a separate entrance and two large windows, offering endless potential to customize the space to your liking. Located in the vibrant community of Cornerstone, this home is close to parks, schools, shopping, and public transit, making it ideal for families and those seeking a peaceful yet convenient lifestyle. Don't miss out on this incredible opportunity—schedule your private showing today and make this your forever home!

Inclusions: **None**
Property Listed By: **Century 21 Bravo Realty**

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









