



THE
A-TEAM

**RE/MAX
FIRST**

452 CORNERBROOK Drive, Calgary T3N2H1

MLS®#: **A2188664** Area: **Cornerstone** Listing Date: **01/27/25** List Price: **\$639,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 12-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,660 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,677**
 Low Sqft:
 Ttl Sqft: **1,677**

DOM

71
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Irregular Lot,Level,Pie Shaped Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`7" x 6`3"	Office	Main	9`11" x 9`11"
Living Room	Main	13`7" x 10`11"	Dining Room	Main	10`0" x 9`11"
4pc Bathroom	Main	8`3" x 4`11"	Kitchen	Main	12`3" x 11`6"
Mud Room	Main	6`6" x 4`11"	Pantry	Main	5`3" x 4`6"
Bedroom - Primary	Second	13`7" x 12`4"	Walk-In Closet	Second	6`7" x 5`0"
3pc Ensuite bath	Second	8`11" x 5`0"	4pc Bathroom	Second	7`9" x 4`11"
Bedroom	Second	10`2" x 9`3"	Bedroom	Second	9`11" x 9`3"

**Bonus Room
Furnace/Utility Room**

**Second
Basement**

**13`7" x 8`11"
9`11" x 8`8"**

Laundry

Second

4`6" x 3`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310164

Zoning:
R-G

Remarks

Pub Rmks:

FABULOUS CHANCE TO OWN A LIKE NEW 3 BDRM, 3 BATH AND OFFICE/BDRM IN A BARELY LIVED-IN HOME IN CORNERBROOK. This home feels like it is new, and features many good qualities. Wide plank vinyl flooring, throughout the house with no carpet. Open concept with gorgeous kitchen with quartz counters, mud room, pantry, SS appliances including a microwave, dining area and eating area in the kitchen. Upstairs there are 3 good-sized bedrooms and a bonus room. The primary bdrm will fit your big furniture and features a walk-in closet and a three-piece ensuite with a walk-in shower. Downstairs, there is already a separate entrance if you wish to renovate and add an illegal suite. THE BACK AND SIDE YARD HAVE PLENTY OF ROOM FOR A PATIO. Don't miss this opportunity to raise your family in a beautiful home. This home is Built Green Canada certified, offering enhanced energy efficiency, improved indoor air quality, and sustainable construction features—designed for long-term savings and environmental benefits. -As per the builder, the basement is built to code, providing an excellent opportunity for buyers who wish to develop a legal basement suite. A permit from the city would be required, and there is ample space to add 1-2 bedrooms

Inclusions:

NONE

Property Listed By:

One Percent Realty

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











