



THE
A-TEAM

**RE/MAX
FIRST**

356 CORNERBROOK Road, Calgary T3N2L1

MLS®#: **A2196821** Area: **Cornerstone** Listing Date: **02/25/25** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,346**
 Low Sqft:
 Ttl Sqft: **2,346**

DOM

0
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Great Room	Main	12`8" x 16`2"
Nook	Main	14`2" x 10`4"	Bedroom	Main	9`6" x 11`0"
Bonus Room	Upper	13`0" x 14`6"	Bedroom - Primary	Upper	12`0" x 13`9"
Bedroom	Upper	9`10" x 9`4"	Bedroom	Upper	9`10" x 9`4"

Bedroom	Upper	10`0" x 9`8"	5pc Ensuite bath Legal/Tax/Financial	Upper
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Title: Fee Simple	Zoning: R-G	Remarks		
Legal Desc:	2311648			

Pub Rmks: **This exceptional 5-bedroom, 4-bathroom property by Trico Homes offers luxury and functionality, with a main-floor bedroom and full bath, perfect for guests or multi-generational living. Nestled on a premium walkout lot, enjoy breathtaking pond views from the full-width deck. The grand double-door entry opens to an elegant interior featuring 9' ceilings on every floor and over \$100K in upgrades. A true masterpiece of design and craftsmanship.**

Inclusions: **N/A**

Property Listed By: **Bode Platform Inc.**

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











