



## 212 Cornerbrook Drive Calgary Alberta

\$629,000

BRAND NEW FULLY UPGRADED 3 Bedroom plus Loft/Den +2.5l washroom house! This Beautiful home has QUARTZ COUNTERTOPS! provide a durable and upscale finish throughout the home. The primary bedroom prioritizes comfort and function with a walk-in closet (WIC) and a 4-PIECE ENSUITE bathroom, which is ideal for privacy and convenience. The PORCH in the front entry gives the home a welcoming feel while the Color-Changing GEMSTONE! Lights offer a customizable and dynamic exterior lighting solution. Luxury Vinyl Plank (LVP) Flooring and Luxury Vinyl Tile (LVT) are practical, yet aesthetic flooring options, and the inclusion of STAINLESS STEEL APPLIANCE suggests a modern, cohesive look in the kitchen. The pairing with energy-efficient washer and dryer units speaks to a commitment to both sustainability and cost savings. Upstairs, a loft/den area provides a dedicated space for FAMILY TIME, highlighting the thoughtfully designed upgrades that cater to comfort and usability--easiness to all Door Handles indicates attention to accessibility whereas the Recessed lighting and comprehensive window covering solutions enhance both the functionality and ambiance of the interior spaces. The mention of KNOCK DOWN! Ceiling suggests a modern aesthetic, and the Upgraded Toilets reinforce a commitment to quality throughout the home. The inclusion of two basement windows, one being a double slider, points to a well-lit and potentially more livable basement space & has a separate entrance. Also Solar Panels & Central Vacuum Rough in are in place. Community amenities in CornerBrook, such as extensive green spaces, playgrounds, and pathways, offer residents an outdoor lifestyle and a connection to nature. The educational infrastructure is well-planned, with a range of schools for different ages under both the Catholic and Public School Boards, reducing concern for parents about their children's edu...

Primary Bedroom 10.33 Ft x 11.83 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Other 8.17 Ft x 4.92 Ft

Den 13.42 Ft x 8.00 Ft

Bedroom 8.92 Ft x 13.08 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Roughed-In Bathroom 17.67 Ft x 36.17 Ft

Living room 12.67 Ft x 14.92 Ft

Kitchen 18.50 Ft x 11.92 Ft

Dining room 14.67 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Bedroom 9.50 Ft x 9.58 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft