



452 Cornerbrook Drive Calgary Alberta

\$659,900

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 (id:6769)

Primary Bedroom 13.58 Ft x 12.33 Ft

Other 6.58 Ft x 5.00 Ft

3pc Bathroom 8.92 Ft x 5.00 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 10.17 Ft x 9.25 Ft

Bedroom 9.92 Ft x 9.25 Ft

Bonus Room 13.58 Ft x 8.92 Ft

Laundry room 4.50 Ft x 3.42 Ft

Furnace 9.92 Ft x 8.67 Ft

Other 8.58 Ft x 6.25 Ft

Office 9.92 Ft x 9.92 Ft

Living room 13.58 Ft x 10.92 Ft

Dining room 10.00 Ft x 9.92 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Kitchen 12.25 Ft x 11.50 Ft

Other 6.50 Ft x 4.92 Ft

Pantry 5.25 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:
One Percent Realty

<http://www.aprilonepercentrealty.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca