



GRASSROOTS
REALTY GROUP

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50 cornerbrook Manor NE
Calgary, Alberta

MLS # A2224853



\$630,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,419 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Cleared, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	NONE		

This Large fenced, DOUBLE Attached. GARAGE, SIDE ENTRY TO BASEMENT is situated in a sort after community of Cornerstone. Upon entering the 2 storey you will be met with large windows providing lots of natural light, make note of engineered hardwood floors stretching out through the entire main floor. A 2pc powder room just off the kitchen. This home features 3 bedrooms, 2.5 bathrooms, complemented by a spacious living room. The modern kitchen boasts of smart appliances and luxury finishes, ensuring a sophisticated living experience. The kitchen comes with ample cabinetry, a large island, and is conveniently adjacent to the dining room, making mealtime a breeze. You will also find this home has three generous sized bedrooms. The primary suite includes a walk-in closet and a luxurious 3-piece ensuite. The upper floor also hosts the laundry room. This home comes with double detached garage at the back. The conveniently located side entrance leading to the undeveloped basement, with roughed-in plumbing, offers endless potential for customization. Located near parks, schools, shops, with easy access to the highway and Stoney Trail, this home combines comfort and convenience in a prime location. Don't miss your chance to make it yours!