



GRASSROOTS
REALTY GROUP

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117 Cornerbrook Road NE
Calgary, Alberta

MLS # A2227675



\$720,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained and thoughtfully designed 2-storey home with a LEGAL BASEMENT SUITE, ideally located in the vibrant and family-friendly community of Cornerbrook NE. Boasting over 2,500 sq ft of developed living space across three levels, this home offers a perfect blend of functionality, comfort, and style. The main floor features a bright and open-concept layout with a spacious living room that flows seamlessly into the dining area and modern kitchen. A generously sized bedroom and a full 4-piece bathroom provide flexibility—ideal for guests, elderly family members, or a convenient home office. Upstairs, you'll find four well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and private ensuite. A second full bathroom, upper-level laundry, and a bonus room/loft add extra comfort and versatility for growing families. The builder-developed LEGAL basement suite offers its own separate entrance, two bedrooms, a fully equipped modern kitchen, full bathroom, and private laundry—perfect for extended family or multi-generational living. Close to parks, schools, shopping, and public transit, this exceptional home provides tremendous value and suits a variety of lifestyles. Don't miss out—CALL TODAY TO SCHEDULE YOUR PRIVATE SHOWING!