



**GRASSROOTS**  
REALTY GROUP

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**232 Cornerbrook Common NE  
Calgary, Alberta**

**MLS # A2230715**



**\$759,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

**\*\* Attached & Detached Double Garages \*\* 2 Bed Basement Suite(illegal) | 1,950 SqFt | Main Level Office | Main Level 4pc Bath | Spacious Open Floor Plan | Modern Finishes | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Barstool Seating Area | Pantry | Upper Level Bonus Room | Sizeable Bedrooms | Upper Level Laundry | Basement Side Entry | High Ceilings | 2 Basement Bedrooms | Kitchen | Rec Room | Basement Laundry | Low Maintenance Backyard | Deck | Rear Double Detached Garage | Alley Access | Front Double Attached Garage | Driveway. Welcome to this incredible family home boasting 2,749 SqFt, 5 bedrooms, 4 bathrooms, 2 kitchens, 2 sets of laundry and more throughout the main, upper and basement suite(illegal) levels. The front door opens to a foyer with closet storage and views into the home office. The office is a bonus for anyone with a work-from-home lifestyle or it can easily be used for overnight guests. The heart of the home is the open floor plan kitchen, dining and living rooms where the open floor plan and high ceilings make this the space to entertain! The kitchen is outfitted with a sparkling quartz countertop, stainless steel appliance, ample cabinet storage, a corner pantry and a centre island with barstool seating. The dining room is partnered with a door that leads to the deck making indoor/outdoor living easy! The living room is a comfortable and spacious room to sit back and relax. The main level is complete with a 4pc bath with a tub/shower combo. Upstairs was built with comfort in mind; the 3 spacious bedrooms and family room all have plush carpet flooring. The primary bedroom is a personal oasis with a walk-in closet and private 4pc ensuite bath. The ensuite has dual vanities with a quartz countertop. Bedrooms 2 & 3 upstairs are sizeable and share the 4pc bath. The family room is the**

perfect space to unwind in the evenings with the family. The upper level hall laundry is every home owner's dream as its steps away from all the bedrooms. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry and its own laundry making it a completely independent level of the property! The basement has a great floor plan where the kitchen and rec room are open to each other. The 2 basement bedrooms are both a good size and share the basement 4pc bath. Outside, this home has a low maintenance backyard as you can mow the grass in minutes! The deck off the main level dining room has a gas BBQ line built in. The rear detached double garage measures at 21.7 Ft X 21.3 Ft with alley access. The front double attached garage and driveway provide you with 4 more parking areas bringing you to 6 and that's before street parking! Hurry and book a showing at this incredible family home today!