



GRASSROOTS
REALTY GROUP

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452 Cornerbrook Drive NE
Calgary, Alberta

MLS # A2232159



\$644,500

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	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 Outstanding Family Home that is practically NEW and Never Occupied property in the innovative community of Cornerstone. This 2 storey home offers you exactly what you have been hoping for. Nestled in a quiet street on a huge corner lot plus the only detached and the envy of the mini lane, has 3 spacious bedrooms, a den or flex room on the main level - perfect for home office or occasional guest bedroom, a bonus room on the upper level and 3 full bathrooms, 1 on the main and 2 more upstairs. This home with lovely vinyl planks floorings on the main level is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a big living room, a bright kitchen complete with modern cabinetry, quartz counter tops, stainless-steel appliances, functional center island, roomy pantry and a spacious dining area. Upstairs, features a large master bedroom with full en-suite bathroom, and a walk-in closet. It also has the other 2 big bedrooms that are bright with large windows and have abundant spaces. Additionally it has a convenient laundry area, the bonus room and another 4pc washroom completes the second level. The lower level has a separate entry and unspoiled for your dream basement project to develop. It has temporary window coverings for privacy, left untouched for you to install your fantasy blinds or curtains and explore your artsy side of window decors. It has a ready parking pad at the rear and stairs to the back door for easy access. This home is move-in ready for you to enjoy, it is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home. **SELLERS ARE VERY EAGER TO SELL!**

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