



**GRASSROOTS**  
REALTY GROUP

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**229 Cornerbrook Common NE**  
**Calgary, Alberta**

**MLS # A2236751**



**\$739,000**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                               |               |                  |
| <b>Style:</b>    | 2 Storey                                                        |               |                  |
| <b>Size:</b>     | 1,960 sq.ft.                                                    | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 5                                                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, See Remarks               |               |                  |

|                    |                                                                |                   |     |
|--------------------|----------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Other, Stone, Vinyl Siding                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks, Separate Entrance |                   |     |

**Inclusions:** N/A

FRONT GARAGE WITH EXTENDED DRIVEWAY / BACK ALLEY FOR EXTRA PARKING SPACE / FINISHED 2 BEDROOM BASEMENT WITH SEPERATE ENTRANCE / FULLY UPGRADED GOURMET KITCHEN / GAS FIREPLACE / EXTENDED BEDROOMS UPSTAIRS WITH UPGRADED BATHROOMS / CUSTOM WALK IN CLOSET IN EACH ROOM / SPACIOUS BONUS ROOM / WALKING DISTANCE TO CHALO FRESHCO PLAZA AND PARK. Welcome to this beautiful house located in the most popular community of NE, Calgary - CORNERSTONE. Step into the heart of this home, where the main floor offers an open concept with abundance of natural light providing a warm and welcoming feel. The Spacious gourmet kitchen is fully upgraded with built-in stainless steel appliances, gas cooktop and includes pantry for extra storage. Gas fireplace in the living room is perfect for a cozy warm home feeling. Upstairs, you get a huge bonus area that offers endless possibilities. The extended bedrooms upstairs with custom walk-in closets in each room is exactly what a family aims for and makes this house special. Master ensuite offers tub as well as a spacious standing shower and a double vanity. Walk in Laundry offers extra storage shelves, much needed for big families. This home includes a Fully developed 2 bedroom ILLEGAL BASEMENT SUITE with separate entrance, offering both extended family space and privacy. It includes a living area, kitchen, 2 bedrooms, bathroom and separate laundry. Moreover, well maintained backyard with deck and concrete patio is perfect to relax in summers. Grocery stores, park and a walking trail are just steps away from this property. Book your showing today to have a tour of this beautiful home.

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