



GRASSROOTS
REALTY GROUP

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148 Cornerbrook Road NE
Calgary, Alberta

MLS # A2246276



\$845,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Electric stove, washer/dryer stacked, Refrigerator.

2 BEDROOM LEGAL SUITE| 2 PRIMARY UPSTAIRS| NO Neighbour's behind| SPICE KITCHEN| MAIN floor Bedroom with full bathroom. Welcome to this stunning brand-new home nestled with almost 3225 sqft of living space in the charming neighborhood of Cornerstone featuring a MAIN FLOOR FULL BATHROOM, BEDROOM AND SPICE KITCHEN, 2 MASTER UPSTAIRS WITH WALK IN CLOSET, VAULTED CEILING IN THE BONUS AREA & SIDE ENTRANCE. As you step through the inviting entrance, you're greeted by the epitome of modern living combined with cozy comfort. The main floor of this residence boasts Full bathroom and Bedroom with spacious living area, perfect for hosting gatherings. Adjacent to the living area is a stylish kitchen, equipped with stainless steel appliances, ample storage, a pantry with ROUGH IN FOR THE SPICE KITCHEN and elegant countertops. The dining area seamlessly connects to the kitchen and leads to the patio door with a private backyard. Venturing upstairs, you'll discover 4 Bedrooms, 3 Bathrooms, a Bonus area and a Laundry room. 2 Master's Upstairs with Walk in Closet is another addition to this beautiful property. 3 other good sized bedrooms and 2 bathrooms complete the upstairs. The primary suite features a spacious layout and a private 5pc ensuite bathroom with huge walk in closet. Additionally, a versatile bonus area with VAULTED CEILING awaits, offering endless possibilities for customization according to your lifestyle needs. Adding incredible value, this home includes a 2-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance. Featuring a fully equipped kitchen, a 4-piece bathroom, a spacious living room, and two bedrooms, this Legal suite is ideal for extended family. Don't wait as this is not going to last longer. Book your showing today!

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