



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**232 Cornerbrook Common NE  
Calgary, Alberta**

**MLS # A2246930**



**\$759,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,927 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** none

4 GARAGES[DOUBLE ATTACHED,DOUBLE DETACHED]. 3+2 BEDROOMS 4 FULL BATHROOMS,2 BEDROOM BASEMENT ILLEGAL SUITE, WITH SEPARATE WALK-UP ENTRANCE AND SEPARATE LAUNDRY. 1927 SQ.FT. MAIN LEVEL FULL BATH AND LIVING ROOM+MAIN LEVEL FAMILY ROOM.KITCHEN WITH CORTZ COUNTER TOPS AND ISLAND.LOADED WITH UPGRADES LIKE 9' CEILING ON THE MAIN AND 9' CEILING IN THE BASEMENT. 3 GOOD SIZE BEDROOMS+ BONUS ROOM ON THE UPPER LEVEL AND 2 BEDROOM[ILLEGAL] SUITE IN THE BASEMENT. VERY EASY TO SHOW. CLOSE TO ALL THE AMENITIES LIKE BUS,SHOPPING,ALL THE MAJOR ROUTES.