



**GRASSROOTS**  
REALTY GROUP

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**43 Cornerbrook Gate NE**  
**Calgary, Alberta**

**MLS # A2248015**



**\$599,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Refrigerator, electric stove, microwave, washer/dryer, Dishwasher in Basement.

Welcome to this exceptional four-bedroom, three-and-a-half-bathroom home that perfectly balances comfort and convenience in one of Calgary's most desirable neighborhoods. With 1,307 square feet of thoughtfully designed living space, this property offers room to grow while maintaining an intimate, welcoming atmosphere. The home features a legal basement that expands your possibilities, whether you're dreaming of a home office, entertainment space, or additional guest quarters. The practical side entrance adds convenience for busy families, while the completed deck provides the perfect spot for morning coffee or evening gatherings with friends and neighbors. You'll appreciate the attention to detail throughout, from the beautiful landscaping that frames the property to the privacy fencing that creates your own personal retreat. The location couldn't be more convenient, with quick access to Stoney Trail making commutes a breeze, while the nearby Chalo FreshCo plaza ensures grocery runs are just minutes away. Nature lovers will enjoy the proximity to CornerBrook Lake, offering peaceful walks and recreational opportunities right in your backyard. The established Cornerstone community provides excellent schools and family-friendly amenities, creating the perfect environment for both relaxation and active living. This home represents an opportunity to step into a space where the hard work has already been done. The deck is ready for entertaining, the yard is beautifully maintained, and the layout maximizes every square foot. Whether you're starting fresh or looking to upgrade, this property delivers both immediate comfort and long-term value in a location that truly has it all.