



**GRASSROOTS**  
REALTY GROUP

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**456 Cornerbrook Drive NE**  
**Calgary, Alberta**

**MLS # A2254740**



**\$585,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

<b>Inclusions:</b>	N/A
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Stunning 3-Bedroom Duplex in Cornerstone &ndash; Perfect for Families! Welcome to this spacious brand New 3-bedroom, 3-bathroom duplex in the desirable community of Cornerstone. Located in a quiet neighborhood, this home offers the perfect blend of comfort and functionality for your family. Main Floor: Open-concept living and dining area, perfect for entertaining guests or enjoying cozy family nights. A functional office space, ideal for remote work or study. A modern kitchen with plenty of storage and counter space. A convenient half bath for guests. Upstairs: 3 spacious bedrooms, including a large master suite with its own en-suite bath. Two additional well-sized bedrooms with ample closet space. Another full bathroom for added convenience. Additional Features: Private backyard with a two-car pad at the back, offering extra parking or storage space. Close to schools, parks, and amenities. Quiet, family-friendly neighborhood. Don't miss out on this incredible opportunity to own a beautifully designed home in one of Cornerstone's most sought-after locations. Schedule your private viewing today!