

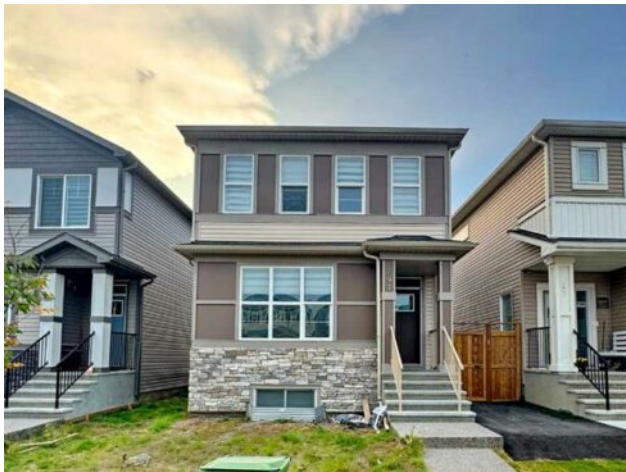


GRASSROOTS
REALTY GROUP

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97 Cornerbrook Road NE
Calgary, Alberta

MLS # A2255357



\$710,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	(R-G)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

2 BEDROOM LEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM & FULL BATHROOM | TOTAL 7 BEDROOMS | 4 FULL BATHROOMS | 1867 SQFT Stunning 2023-Built 7-Bedroom Home with LEGAL Suite in Cornerbrook NE! This beautiful 2023-built two-story home offers nearly 2,700 sq ft of luxurious living space, thoughtfully designed for modern families and smart investors alike. From the moment you enter, you'll appreciate the bright open layout, high-end finishes, and natural light throughout. The main floor features a full bedroom and 4-piece bath, making it perfect for seniors, in-laws, or guests seeking comfort and privacy. Upstairs, you'll find four spacious bedrooms and two full bathrooms, including a primary suite with walk-in closet and ensuite. That's a total of 7 bedrooms and 4 full bathrooms—ideal for large or extended families. The crown jewel of this home is the builder-finished LEGAL basement suite, complete with 2 bedrooms, full kitchen, separate laundry, private entrance, and bathroom. Whether you're looking to generate rental income (\$1,500/month), host extended family, or simply reduce your mortgage, this suite provides incredible flexibility—and makes mortgage approval easier for first-time buyers. At the heart of the main floor is a gourmet kitchen featuring a center island, upgraded cabinetry, stainless steel appliances, and a walk-in pantry. The kitchen flows seamlessly into the dining and living area, while a finished deck and landscaped yard offer the perfect outdoor space for entertaining. Located in the highly desirable Cornerbrook community, you're just minutes from parks, schools, shopping, and with easy access to Stoney Trail. A rare opportunity for families, investors, or first-time buyers—this home combines lifestyle, comfort, and financial

advantage in one! Don't wait—schedule your private showing today!