



GRASSROOTS
REALTY GROUP

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232 Cornergate Row NE
Calgary, Alberta

MLS # A2262084



\$674,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Second Refrigerator, Second Electric Stove, Second Microwave Hood, & Dryer Washer

Stunning 5-Bedroom Home Located in the desirable NE community of Cornerbrook, this beautifully upgraded home offers over 2,542 sq ft of total living space across three levels. With a combined 5 bedrooms, 3 full bathrooms, and 1 half bathroom, this property is perfect for families or investors alike. Main Floor: Soaring 9' ceilings create a spacious and airy feel Open-concept kitchen with large island, sleek cabinetry, chimney hood fan, and stainless steel appliances, including a built-in microwave Walk-in pantry with abundant storage space. Cozy gas fireplace in the living area. Generous dining and living rooms ideal for entertaining. Upper Level comes with Spacious bonus room & perfect for a media room or play area. Luxurious primary bedroom with a walk-in closet and a 4-piece ensuite. Two additional good-sized bedrooms. Another full 3-piece bathroom. Convenient walk-in laundry room with extra storage. Basement (Illegal Suite): Fully finished with 2 bedrooms, a full bathroom, and a large living area. Complete kitchen with appliances. Separate laundry for added convenience. Ideal setup for extended family or potential rental income. Close to parks, shopping, schools, and public transit. A fantastic opportunity for homeowners or investors Don't miss out on this versatile and move-in ready property in one of NE Calgary's most up-and-coming neighborhoods!