



**232 Cornergate Row NE  
Calgary, Alberta**

**MLS # A2262084**



**\$674,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!