



GRASSROOTS
REALTY GROUP

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316 Cornerbrook Drive NE
Calgary, Alberta

MLS # A2274335



\$559,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

Welcome to this beautifully designed semi-detached home offering modern finishes, functional layout, and exceptional value. Step inside to an open-concept main floor featuring luxury vinyl plank flooring, a spacious living area, and a chef-inspired kitchen complete with stainless steel appliances, quartz countertops, and ample cabinetry. A rare feature, the main level includes a full bedroom and a full bathroom, perfect for guests, extended family, or flexible use as an office. Upstairs, you'll find three generously sized bedrooms and two well-appointed bathrooms. The highlight is the five-piece primary ensuite, showcasing a standing shower, a relaxing soaker tub, dual sinks, and elegant finishes. The upper floor is comfortably carpeted for a warm, cozy feel throughout. This home also offers a separate side entrance. With modern styling, thoughtful upgrades, and a layout designed for today's lifestyle, this semi-detached home is the perfect opportunity for families or investors alike.