



**GRASSROOTS**  
REALTY GROUP

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**316 Cornerbrook Drive NE**  
**Calgary, Alberta**

**MLS # A2274335**



**\$559,900**

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

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