



GRASSROOTS
REALTY GROUP

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168 CORNERBROOK Road NE
Calgary, Alberta

MLS # A2276833



\$816,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: N/A

Welcome to this Beautifully upgraded 2024-built home in the desirable community of Cornerstone. LEGAL BASEMENT SUITE / LOT BACKING ONTO GREEN SPACE / SPICE KITCHEN / MAIN FLOOR DEN + FULL BATH / TOTAL 6 BED + 5 FULL BATH this property offers a functional layout with modern finishes throughout. The main floor features a bright foyer, versatile flex room, open-concept living space with a gas fireplace, and a kitchen complete with quartz countertops, stainless steel appliances, and a large island and A large walk-in SPICE KITCHEN. A 3-piece full bathroom with standing shower completes the main level. Upstairs, you will find a spacious bonus room, four bedrooms and 3 full bathroom and a convenient laundry room. The primary suite includes a large walk-in closet and a 5-piece ensuite with dual vanities, soaker tub, and oversized shower and Second master bedroom with full bathroom. The fully finished LEGAL BASEMENT SUITE adds two well-sized bedrooms, a full bath, Beautiful Brand new kitchen, and rec space, designed as an for personal use. This home combines comfort, style, and functionality in one of Calgary's growing communities.