



**260 Cornerbrook Drive NE  
Calgary, Alberta**

**MLS # A2290051**



**\$659,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,886 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

**6 BEDROOMS | 4 FULL BATHROOMS | LEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM & FULL BATHROOM | 1886 SQFT |**  
Welcome to your dream home in the sought-after community of Cornerstone! This beautifully upgraded detached property offers 6 bedrooms, including a brand-new 2-bedroom LEGAL basement suite, making it an ideal choice for families, investors, or anyone looking to generate rental income. The charming storybook exterior showcases stylish two-tone grey siding and a welcoming front porch—perfect for enjoying your morning coffee. Step inside to a bright foyer with convenient closet storage, setting the tone for the clean, modern aesthetic carried throughout the home. The main level features a versatile bedroom and full 4-piece bathroom, ideal for guests or multi-generational living. Designed with entertaining in mind, the open-concept layout seamlessly connects the living and dining areas, while high ceilings enhance the sense of space and light. The contemporary kitchen is a true showpiece, complete with wide plank flooring, sparkling quartz countertops, crisp white full-height cabinetry, stainless steel appliances, and a sleek slide-in electric range. A central island with barstool seating offers the perfect spot for casual meals or gathering with family and friends, while the walk-in pantry provides ample storage. A rear mudroom with additional closet space leads directly to the east-facing backyard and rear gravel parking pad with convenient alley access. Upstairs, you’ll find three generously sized bedrooms, a spacious bonus family room, and a walk-in laundry room ideally located near the bedrooms. The primary suite serves as a private retreat, featuring a walk-in closet and a 4-piece ensuite with quartz countertops and a tub/shower combination. Two additional bedrooms share a well-appointed 4-piece

bathroom. Plush carpeting throughout the upper level adds warmth and comfort. The east-facing backyard is perfect for enjoying warm summer evenings, and the property also offers rear gravel parking with alley access, plus additional street parking at the front. The fully developed LEGAL basement suite, accessible through a separate side entrance, is finished with impressive 9-foot ceilings, oversized windows, two large bedrooms, a modern kitchen, a cozy living area, a 3-piece bathroom, its own laundry, and a dedicated furnace for independent climate control. Already tenanted, this LEGAL suite provides immediate rental income and long-term flexibility. This stunning, move-in-ready home combines modern finishes, functional design, and income potential—all in one exceptional package. Book your private showing today!