



**184 Cornerbrook Common NE
Calgary, Alberta**

MLS # A2293758



\$784,800

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Built-In Gas Range, Built-In Oven, Built-In Range, Built-In Refrigerator, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer

Illegal Basement Suite With Separate Entrance! Separate Laundry! Double Attached Garage! Close To Stoney Trail! 6 bed and 4 bfull Bath! Main Floor Bed and Full Bath! Welcome to this spacious and well-designed home offering functionality and convenience for families and investors alike. The main floor features a bright office that can easily be used as an additional bedroom, along with a 3PC bathroom. The kitchen is equipped with a large island, built-in features, and a pantry, providing plenty of storage and workspace. The dining area and living room create a comfortable space for everyday living and entertaining. Upstairs you will find three bedrooms and two full bathrooms, including a primary bedroom with a 5PC ensuite and walk-in closet. Two additional bedrooms share a 4PC bathroom. For added convenience, the laundry is located on the same floor. The upper level also features a spacious family area/bonus room, perfect for relaxing or creating a second living space. The illegal basement suite has its own separate entrance and includes two bedrooms, a large rec room, a 4-piece bathroom, and its own laundry. Located close to Stoney Trail with easy access to amenities. FreshCo and Tim Hortons are within walking distance, and schools are nearby, making this a great location for families.