



**68 Cornerbrook View NE  
Calgary, Alberta**

**MLS # A2298682**



**\$599,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Chandelier, Double Vanity, Jetted Tub, No Animal Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Refrigerator x 2, Microwave, Microwave hood fan, Range Hood, Washer x 2, Dryer x 2, Induction

Welcome to 68 Cornerbrook View NE &mdash; a nearly new (2021) semi-detached home that delivers the rare trifecta: luxury finishes throughout, multi-generational living flexibility, and Basement illegal suite &mdash; fully finished with serious rental income potential.. From the moment you walk in, it's clear this home was designed with quality in mind &mdash; and no detail was overlooked. The main floor opens to an airy, light-filled open-concept layout. The kitchen is a true showpiece &mdash; cabinetry running floor to ceiling maximizes every inch of storage while delivering a clean, high-end aesthetic that sets the tone for the rest of the home. A dedicated main floor bedroom with a full bathroom makes this home exceptional for multi-generational families &mdash; perfectly suited for elderly parents or guests who need single-level accessibility without compromising independence or privacy. Head upstairs via the elegant open-railing staircase &mdash; no stub walls, just clean sightlines and a spacious, modern feel throughout. The upper level hosts three generous bedrooms, a conveniently enclosed laundry with wire shelving, and a stunning primary ensuite that rivals a boutique hotel: floor-to-ceiling wall tiles, a full-width vanity mirror, and a soaker jacuzzi tub that makes every evening feel like a retreat. Central A/C keeps every level perfectly comfortable year-round. Every bathroom in this home carries the same luxury standard &mdash; tile flooring and wall tiles running all the way to the ceiling in every shower area. Consistency and quality from top to bottom, no compromises. The 2-bedroom basement secondary suite with its own private side entrance is your built-in mortgage helper. The suite features a full kitchen with high-grade tile flooring and a tile backsplash, ample cabinetry for storage, and a bathroom finished with the same tile-floor and

tile-wall continuity as the rest of the home. This is a well-finished, liveable space that commands strong rental interest &mdash; estimated at \$1,200&ndash;\$1,600/month.