



**213 cornerbrook Common NE  
Calgary, Alberta**

**MLS # A2124447**



**\$851,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Interior Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<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>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** none

This exquisite home boasts elegance and functionality at every turn. Its pristine condition is matched only by its convenient location, with essential amenities such as banks, grocery stores, and restaurants mere steps away. The double car garage adds both convenience and security, while the well-maintained interior showcases a thoughtful layout featuring a spacious illegal basement suite. With a total of five bedrooms, three full bathrooms, and one half bathroom, this residence offers ample space for comfortable living. Public transportation options ensure easy access to surrounding areas, while nearby playgrounds and parks provide opportunities for recreation and relaxation. Don't let this opportunity slip away &ndash; make this remarkable property your new home and experience the epitome of modern living.