



**GRASSROOTS**  
REALTY GROUP

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**24 Cornerbrook Road NE  
Calgary, Alberta**

**MLS # A2152123**



**\$749,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Incredible Location | 3- Bedrooms | 2.5-Bathrooms | Open Living Space | Ample Natural Light | Unfinished Basement | Storage | Double Attached Garage. Welcome to this inviting home in the vibrant Cornerstone community, offering 1,839.70 sq.ft. of thoughtfully designed living space. The Double Attached Garage provides ample parking, while the welcoming foyer and convenient mudroom enhance daily living on the main floor. The main floor has vinyl plank throughout. The open-concept kitchen is featuring stainless steel appliances and a pantry, and flows seamlessly into the dining area and living room, ideal for entertaining and family gatherings. Upstairs, the spacious master bedroom is a true retreat with a luxurious 5-piece ensuite bathroom including dual sinks, soaker tub, shower and a generous walk in closet. Two additional well-sized bedrooms, a 4-piece bathroom, a family room, and a laundry area complete the upper floor, offering plenty of space for family life. The undeveloped lower level, with its side entry, provides exciting potential for customization to suit your needs. The backyard is a fantastic space for outdoor enjoyment. Situated in the growing Cornerstone community, this home is close to future parks, schools, and LRT stations, with convenient access to the airport, Stoney Trail, and Deerfoot Trail. Don't miss your chance to make this exceptional property your dream home!