



GRASSROOTS
REALTY GROUP

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**112 Cornerbrook Road NE
Calgary, Alberta**

MLS # A2153084



\$769,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Discover luxury and convenience in this immaculate home nestled near parks and pathways. The heart of the home boasts an impressive 8' kitchen island, complemented by a spice kitchen with a gas range and quartz countertops throughout. Enjoy the open feel of 9' ceilings on the main floor and unwind by the electric fireplace in the great room. A versatile main floor flex room offers flexibility for any lifestyle. Upstairs, find 4 bedrooms and a central bonus room, along with dual owner's bedrooms each featuring private ensuites, including a lavish 5-piece owner's ensuite with a walk-in closet. Additional features include a separate side entrance, a 9' foundation, and the serenity of no rear neighbors. Photos are representative