



**GRASSROOTS**  
REALTY GROUP

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112 Cornerbrook Road NE  
Calgary, Alberta

MLS # A2153084



**\$825,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Cornerstone                                    |               |                  |
| <b>Type:</b>     | Residential/House                              |               |                  |
| <b>Style:</b>    | 2 Storey                                       |               |                  |
| <b>Size:</b>     | 2,156 sq.ft.                                   | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 4  | <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 Yard, No Neighbours Behind, Zero Lot Line |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, 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>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | 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