



**GRASSROOTS**  
REALTY GROUP

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**176 Cornerbrook Road NE  
Calgary, Alberta**

**MLS # A2153099**

**\$849,000**



<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<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, Hardwood, Tile	<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, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning home ideally located in Cornerbrook near parks and pathways. Featuring a spice kitchen with a gas range, quartz countertops throughout, and a cozy electric fireplace in the great room, this home offers both comfort and style. With 9' ceilings on the main floor, a bedroom with a full bathroom, and dual owner's bedroom each with private ensuites on the upper floor, it provides ample space and privacy. The luxurious 5-piece owner's ensuite includes a walk-in closet. Other highlights include a separate side entrance, a 9' foundation, and the perk of no rear neighbors. Don't miss the opportunity to make this your dream home! Photos are representative.