



GRASSROOTS
REALTY GROUP

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**164 Cornerbrook Common NE
Calgary, Alberta**

MLS # A2200997



\$799,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Gazebo, Interior Lot, Landscaped, Rectangu		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Open House: Friday 5:00Pm to 7:00Pm Also Saturday & Sunday, March 15 & 16 | 12-4 PM. Step into this stunning two-storey home, where comfort meets sophistication. Featuring four spacious bedrooms, central A/C, a double attached garage, and professionally landscaped front and backyards, this home is nestled in a tranquil neighborhood with easy access to Country Hills Blvd, Stoney Trail, Deerfoot, and nearby shopping centers. As you enter, a bright and inviting foyer greets you, adorned with elegant artwork and stylish furnishings, setting the tone for a refined living experience. Sleek LVP flooring flows throughout, leading you into the heart of the home. A chic powder room with a modern vanity and polished countertop offers both style and functionality for guests. The chef-inspired kitchen is a dream, boasting quartz countertops, a spacious island, and high-end stainless steel appliances, including a French door fridge, built-in microwave, electric range, and a chimney hood fan with a tiled backsplash. Custom cabinetry provides ample storage, seamlessly blending elegance and practicality. A fully equipped spice kitchen, complete with a premium gas cooktop, range hood, and specialized storage solutions, enhances the home's culinary appeal. The open-concept living and dining areas are perfect for entertaining, with large windows flooding the space with natural light. Sliding doors in the dining area reveal a beautifully landscaped backyard, ideal for relaxation and outdoor gatherings. Elegant wood-stained railings add warmth and timeless charm to the interior. Upstairs, a versatile bonus room offers endless possibilities, while three generously sized bedrooms ensure ample space for the whole family. The master suite is a true retreat, featuring a luxurious ensuite and a walk-in closet. The additional bedrooms also include walk-in closets and share a

spacious common bathroom. A convenient upstairs laundry room, complete with a sink and ample cabinetry, enhances everyday functionality. The fully finished basement features an illegal suite, offering flexible space for guests, a home office, or additional rental income. With a separate entrance, kitchenette, bedroom, and full bathroom, it provides excellent potential for extended living. Step outside to your beautifully landscaped backyard, where a deck and gazebo create the perfect setting for summer BBQs or peaceful evenings under the stars. With its modern upgrades and spacious layout, this home is designed for both comfort and style—the perfect balance for contemporary living.