



**GRASSROOTS**  
REALTY GROUP

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**296 Cornerbrook Drive NE**  
**Calgary, Alberta**

**MLS # A2205999**



**\$609,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** WASHER X2, DRYER X2, GAS STOVE, ELECTRIC STOVE, REFRIGERATOR X2, HOOD FAN X2, MICROWAVE

**\*\*LEGAL REGISTERED BASEMENT SUITE\*\*** Welcome home to 296 Cornerbrook Drive! This 2-story home offers over 1,944 sqft of living space and features a side entrance door to a LEGAL 1-bedroom finished basement! Live up and rent down as this suite is complete with a full-size kitchen, a full bathroom, and separate laundry! The main floor welcomes you with a bright concept living room and kitchen. A mudroom and a 2 pc bathroom complete this floor. As you make your way upstairs, this home offers a large primary room with a walk-in closet and ensuite bathroom and 2 additional generously sized bedrooms that share a 4 pc bathroom and a laundry. Located in the desirable neighborhood of Cornerstone, this property is in easy proximity to Country Hill Blvd, Stoney Trail, Calgary International Airport, and Cross Iron Mills Shopping Centre. Shopping plazas, parks, and playgrounds nearby make it convenient for all your errands. This is a must-see property! Book your viewing today!