



GRASSROOTS
REALTY GROUP

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32 Cornerbrook Common NE
Calgary, Alberta

MLS # A2250368



\$889,500

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	4
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

Inclusions: None

Conventional Lot – Backs Onto a Pond ? 6 Bedrooms | 4 Full Bathrooms ? Walk-Out Basement – Rented for \$1,800/month ? Own for Approx. \$1,080 Bi-Weekly (with 5% down) Property Features: Main Floor: 1 Bedroom | 1 Full Bathroom First Floor: 3 Bedrooms | 2 Full Bathrooms Walk-Out Basement: 2 Bedrooms | 1 Full Bathroom | 9-ft Ceilings Garage & Parking: Extended 2-Car Garage 3-Car Driveway Parking