



GRASSROOTS
REALTY GROUP

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183 Cornerbrook Gate NE
Calgary, Alberta

MLS # A2297305



\$649,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

This two-storey residence, constructed in 2020, offers ample living space with one bedroom and a full bathroom on the main floor, three bedrooms and a bonus room upstairs with two full bathrooms, as well as an additional two bedrooms with a full bathroom in the finished basement, which was completed with the necessary permits. The basement features a separate entrance for easy access. The home boasts vinyl plank flooring on the main level and in the basement, while the upstairs is carpeted. The kitchen showcases quartz countertops, a gas stove, and a built-in microwave in the island. Other desirable features include a 9-foot ceiling on the main floor, an electric fireplace surrounded by shiny tiles, and post-purchase wall decorations with some additional wallpaper. The backyard offers a spacious deck and is fully fenced. The house has recently had a central air conditioning system installed. It also has convenient access to Country Hills Boulevard and Stoney Trail for easy commuting.