



GRASSROOTS

REALTY GROUP

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**68 Cornerbrook View NE
Calgary, Alberta**

MLS # A2305305



\$589,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,597 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

Welcome to 68 Cornerbrook View NE — a beautifully maintained 2021 semi-detached home offering the perfect blend of modern luxury, functional design, and exceptional income potential in the vibrant community of Cornerstone. Step inside to an airy, open-concept main floor bathed in natural light. The kitchen is an immediate standout, showcasing full-height cabinetry that maximizes storage while delivering a sleek, upscale aesthetic. The thoughtful layout flows seamlessly into the living and dining areas — ideal for everyday living and effortless entertaining. A rare and highly desirable feature on the main level is the dedicated bedroom paired with a full bathroom, perfect for extended family, elderly parents, or guests seeking privacy and single-level accessibility. This flexible configuration truly sets this home apart. Upstairs, an elegant open-railling staircase enhances the modern design with clean sightlines and an expansive open feel. The upper level offers three spacious bedrooms and a conveniently enclosed laundry area complete with wire shelving. The primary retreat is designed to impress — the spa-inspired ensuite features floor-to-ceiling tile work, a full-width vanity mirror, and a soaker jacuzzi tub that transforms your daily routine into a luxury experience. Every bathroom throughout the home carries the same commitment to quality, with tile flooring and full-height tiled shower walls delivering a consistently refined finish. Central air conditioning ensures year-round comfort for the entire household. The fully developed 2-bedroom basement illegal suite adds significant value with its own private side entrance — a self-contained living space designed for both comfort and functionality. The suite includes a full kitchen with quality cabinetry, tile flooring, and tasteful backsplash, along with a well-finished bathroom that mirrors the upscale standards

found throughout the home. With an estimated rental income of \$1,200–\$1,600/month, this suite is a compelling income-generating asset that meaningfully offsets carrying costs. Whether you're a savvy investor seeking strong rental returns, a growing family in need of space and flexibility, or someone looking for a home that supports multi-generational living — 68 Cornerbrook View NE checks every box. Style, practicality, and income opportunity, all under one roof. Don't miss your opportunity to own this exceptional property. Schedule your private showing today.