



**106 Cornerbrook Manor NE
Calgary, Alberta**

MLS # A2322442



\$609,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Zero Lot Line		

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

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: None

Welcome to this beautifully appointed family home, offering 3 spacious bedrooms and 2.5 bathrooms in a thoughtfully designed open-concept layout. The gourmet kitchen features quartz countertops, stainless steel appliances, and an abundance of workspace, making it ideal for both everyday living and entertaining. Situated in a sought-after family-friendly community, this home offers convenient access to major roadways, top-rated schools, shopping, parks, and everyday amenities. The separate side entrance provides direct access to the basement, presenting excellent potential for future development, a private living space, or customization to suit your needs. Completing the property is an impressive oversized r garage—a true mechanic’s dream—featuring a single overhead door at the front and a double overhead door at the rear, offering exceptional versatility, storage, and workspace. Combining style, functionality, and future potential, this is a home designed to grow with your family! Come see it today!