



GRASSROOTS
REALTY GROUP

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47 Cornerbrook Gate NE
Calgary, Alberta

MLS # A2324607



\$580,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,408 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: na

****LEGAL REGISTERED BASEMENT SUITE**** Whether you're a first-time buyer looking to offset your mortgage or an investor searching for a turnkey income property, this thoughtfully designed home offers the rare advantage of two homes under one roof with one-bedroom legal suite. Step inside this well designed space where natural light, large windows, 9’ ceilings and a neutral palette create a backdrop that feels as good as it looks. The kitchen features quartz countertops, stainless steel appliances and a functional island that makes both weeknight dinners and weekend entertaining a breeze. Luxury vinyl plank flooring flows throughout the main level, while the open-concept layout effortlessly connects the living, dining, and kitchen spaces. Upstairs three bright bedrooms await. The primary bedroom features a walk-in closet and four-piece ensuite, while the additional bedrooms offer oversized windows and generous closets. A second full bathroom and convenient laundry room complete this level. And then there’s the bonus: a fully finished legal suite with private side entrance. Outfitted with its own modern kitchen, laundry, living room, bedroom and 4-piece bath, it is turnkey-ready for extended family or income generation. Rent both levels for maximum return or live up and rent down for the ultimate mortgage helper. The perks don’t stop inside. Outside, the work is already done. The home is landscaped, fully fenced for added privacy, and features a double detached garage, finished deck and large concrete pad that's ready for summer BBQs. Located in the vibrant community of Cornerstone, you're just minutes from Stoney Trail, Country Hills Boulevard, Calgary International Airport, shopping, parks, playgrounds, making daily commutes and weekend adventures equally convenient. This is more than a home. It's an opportunity to build

wealth while enjoying a space you'll genuinely love coming home to.