



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

232 Cornerbrook Common NE
Calgary, Alberta

MLS # A2328491



\$699,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	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:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional custom-built home in the highly desirable community of Cornerbrook, offering nearly 1,973 SQ.FT. of thoughtfully designed living space above grade, a fully finished 2-bedroom illegal basement suite with a separate side entrance, and one of the most impressive garage setups in the area. A rare highlight of this property has additionally an attached double garage an oversized 24' x 24' detached double garage, providing parking for up to four vehicles, ample storage, or the perfect workspace for contractors, tradespeople, car enthusiasts, or anyone operating a home-based business. Step inside to a bright and welcoming main floor featuring a spacious living room, a large dining area, a stunning upgraded kitchen complete with full-height cabinetry, a chimney-style hood fan, gas stove, walk-in pantry, and plenty of workspace for everyday living and entertaining. A full 4-piece bathroom on the main floor adds exceptional flexibility, while the spacious family room can easily serve as a guest room, home office, or potential fourth bedroom. Upstairs, you'll find a generous bonus room, convenient upper-floor laundry, two well-sized secondary bedrooms, a full bathroom, and an impressive primary retreat featuring a walk-in closet and a luxurious 4-piece ensuite with double vanities. The fully finished basement, accessed through a separate side entrance, offers excellent flexibility with 2 bedrooms, a full kitchen, living area, full bathroom, separate laundry, and additional storage, making it ideal for extended family or future rental potential (subject to municipal requirements and approvals). Enjoy summer evenings on the rear deck overlooking the backyard, while the oversized detached garage provides endless possibilities for extra parking, recreational vehicles, equipment, or a workshop. Ideally located just minutes from

FreshCo, Chalo FreshCo Plaza, parks, playgrounds, walking paths, schools, shopping, restaurants, transit, and with quick access to Stoney Trail, this move-in-ready home combines space, functionality, and convenience in one outstanding package. Whether you're a growing family, a business owner needing extra garage space, or an investor looking for added flexibility, this exceptional Cornerbrook home checks every box. Book your private showing today and discover everything this remarkable property has to offer!