GRASSROOTS REALTY GROUP

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# 228 Cornerbrook Road NE
# Calgary, Alberta

## MLS # A2336469

## $749,900

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|---|---|---|---|
| **Division:** | Cornerstone | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,190 sq.ft. | **Age:** | 2026 (0 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.08 Acre | | |
| **Lot Feat:** | Back Yard, No Neighbours Behind | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Composite Siding, Stone, Vinyl Siding | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |
| **Inclusions:** | None | | |

Welcome to 228 Cornerbrook Road NE, a thoughtfully designed home in the growing community of Cornerstone that combines modern finishes, flexible living spaces, and features ideal for today’s busy households. With a MAIN FLOOR BEDROOM AND FULL BATHROOM, SPICE KITCHEN, BUILT-IN APPLIANCES, BONUS ROOM, SIDE ENTRANCE, and NO REAR NEIGHBOURS, this home offers exceptional versatility for growing or multigenerational families. Step inside to an impressive OPEN-TO-ABOVE FRONT ENTRY, where soaring ceilings create a bright and welcoming first impression. The open-concept main floor flows naturally between the kitchen, dining area, and living room, providing a comfortable setting for everyday living and entertaining. A convenient MAIN FLOOR BEDROOM AND FULL BATHROOM offers excellent flexibility for guests, extended family, or those looking for accessible main-level accommodations. The kitchen is both stylish and functional with CABINETRY EXTENDING TO THE CEILING, generous storage and workspace, and sleek BUILT-IN APPLIANCES. A separate SPICE KITCHEN WITH GAS RANGE provides additional cooking and preparation space while helping keep the main kitchen ready for entertaining. Thoughtful details, including railing throughout, add to the home’s polished and open feel. Upstairs, a spacious BONUS ROOM creates an additional gathering space that can easily accommodate movie nights, a children’s play area, homework station, or casual family lounge. The primary bedroom provides a relaxing retreat complete with a well-appointed 5-PIECE ENSUITE, while the upper-level layout offers the space and separation families appreciate. The basement provides excellent potential for future development with a 9-FOOT FOUNDATION, TWO BASEMENT

WINDOWS, and SEPARATE SIDE ENTRANCE, giving you added flexibility to customize the lower level to suit your needs, subject to City approvals and permitting. Outside, NO REAR NEIGHBOURS provides additional privacy and a more open feel behind the property. Living in Cornerstone means becoming part of a vibrant northeast Calgary community designed with families and everyday convenience in mind. Enjoy neighbourhood parks, playgrounds, pathways, green spaces, and easy access to shopping, services, schools, and major routes including Stoney Trail. With its growing collection of amenities and welcoming community atmosphere, Cornerstone offers an excellent place to put down roots while staying connected to everything Calgary has to offer. Head to the Showhome today for more information!

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