



GRASSROOTS
REALTY GROUP

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235 Cornerbrook Road NE
Calgary, Alberta

MLS # A2340329



\$624,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, 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:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

2-BEDROOM Legal SUITE—CURRENTLY RENTED AND AN EXCELLENT MORTGAGE HELPER! Welcome to this beautifully maintained detached home in Cornerstone, offering a total of five bedrooms and 3.5 bathrooms. With three bedrooms upstairs and a two-bedroom Legal basement suite with a private side entrance, this property is ideal for families, investors or buyers looking for rental income. The bright, open-concept main floor offers a spacious living room, dining area and upgraded kitchen featuring granite countertops, stainless steel appliances, a gas stove, a large central island, pantry and additional storage. Modern vinyl flooring and stylish finishes add comfort and character throughout the home. Upstairs, the spacious primary bedroom features a four-piece ensuite and walk-in closet. Two additional bedrooms, another full bathroom, a large bonus room and convenient upper-floor laundry complete this well-designed level. The legal basement suite includes two bedrooms, a full kitchen, living area, bathroom and separate side entrance. The suite is currently rented, providing immediate income potential for the new owner. Outside, you will find a good-sized deck and a rear parking pad with space for a future garage. Conveniently located near playgrounds, green spaces and future school sites, with quick access to Country Hills Boulevard, Stoney Trail, Metis Trail and Deerfoot Trail. This move-in-ready home combines comfortable family living with the added advantage of a legal income-generating suite. Book your private showing today!