

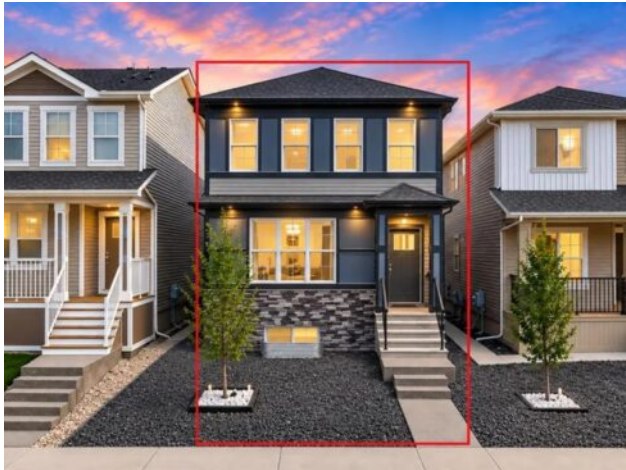


GRASSROOTS
REALTY GROUP

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389 Cornerbrook Road NE
Calgary, Alberta

MLS # A2341774



\$642,500

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Stunning Family Home with Legal Basement Suite | 2,550+ Sq. Ft. | Fully Landscaped Welcome to this beautiful and upgraded family home offering over 2,550 sq. ft. of developed living space, including a builder-built legal 2-bedroom basement suite currently rented for \$1,200/month. The main floor features a full bedroom and full bathroom, perfect for guests, extended family or a home office. Hardwood flooring runs throughout the main level along with upgraded appliances and a bright open-concept layout. Upstairs offers over 1,800 sq. ft. of comfortable living space with spacious bedrooms, a bonus room and carpet flooring. The legal 2-bedroom basement suite features its own separate entrance and private laundry, making it an excellent mortgage helper or a great option for extended family. Outside, the property is fully landscaped and ready to enjoy with a beautifully finished yard and easy-care outdoor space. The location is excellent with ponds, parks, green space and walking paths just steps away. Shopping, restaurants and everyday amenities are all close by with Chalo FreshCo only 3 minutes away. A future school is nearby and the future Gurdwara Sahib is expected to be within 5 minutes. With quick access to Stoney Trail, commuting around the city is easy and convenient. A fantastic opportunity to own a spacious upgraded family home with a legal basement suite, rental income and fully landscaped yard in a growing community.