



GRASSROOTS
REALTY GROUP

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40 Cornerbrook Gate NE
Calgary, Alberta

MLS # A2344511

\$534,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,429 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Discover exceptional living in this beautifully designed semi-detached home in Cornerstone, NE Calgary. Meticulously maintained in pristine, show-home condition, it showcases premium finishes, three spacious bedrooms and 2.5 bathrooms. The fully finished basement adds incredible versatility with a separate entrance, private laundry, separate furnace, a large bedroom, full bathroom, kitchen and generous recreation room. Complete with a parking pad and ideally located near shopping, transit, parks and playgrounds, with quick and easy access to Country Hills Boulevard and Stoney Trail—this move-in-ready home truly stands out.