

24 Cornerbrook Avenue NE
Calgary, Alberta

MLS # A2213746



\$659,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Exceptional Location | South-Facing Front | North-Facing Backyard | Double Detached Garage | 1,868 SqFt | Main Floor Bedroom & Full Bathroom | Quartz Countertops | Stainless Steel Appliances | 3 Bedrooms, 2 Full Baths and Bonus Room Upstairs | Upper-Level Laundry | Side Entry to Basement | Fully Landscaped, Zero Maintenance Backyard Welcome to this stunning 2-storey family home in the desirable community of Cornerbrook, offering 1,868 sq ft of thoughtfully designed living space across the main and upper levels. Step inside to a welcoming foyer with a spacious closet and direct views into the open-concept main floor. A bright main floor bedroom enjoys natural light from large south-facing windows, ideal for guests or multigenerational living. Adjacent is a full 3-piece bathroom featuring a walk-in shower. The heart of the home is the stylish kitchen, complete with quartz countertops, stainless steel appliances, an electric stove, full-height cabinetry, a modern backsplash, and a generous island with bar seating. The open living and dining areas create the perfect space for entertaining. At the rear of the home, a functional mudroom with closet space leads out to the north-facing backyard and the double detached garage with alley access. The backyard is fully xeriscaped for low maintenance and year-round enjoyment. Upstairs, you'll find three spacious bedrooms, two full bathrooms, a versatile bonus room, and a convenient upper-level laundry room. The primary suite features a large walk-in closet and a private 4-piece ensuite. The additional bedrooms are well-sized and share a 4-piece bathroom with a tub/shower combination. This beautifully maintained home also includes a separate side entry to the basement, offering potential for future development or a secondary suite (subject to city approval). Located just minutes from major shopping

amenities, parks, and schools, this move-in ready home is the perfect blend of comfort, style, and convenience. Don't miss out—schedule your private showing today!