

**184 Cornerbrook Common NE**  
**Calgary, Alberta**

**MLS # A2293758**



**\$784,800**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Built-In Gas Range, Built-In Oven, Built-In Range, Built-In Refrigerator, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer

Illegal Basement Suite With Separate Entrance! Separate Laundry! Double Attached Garage! Close To Stoney Trail! 6 bed and 4 bfull Bath! Main Floor Bed and Full Bath! Welcome to this spacious and well-designed home offering functionality and convenience for families and investors alike. The main floor features a bright office that can easily be used as an additional bedroom, along with a 3PC bathroom. The kitchen is equipped with a large island, built-in features, and a pantry, providing plenty of storage and workspace. The dining area and living room create a comfortable space for everyday living and entertaining. Upstairs you will find three bedrooms and two full bathrooms, including a primary bedroom with a 5PC ensuite and walk-in closet. Two additional bedrooms share a 4PC bathroom. For added convenience, the laundry is located on the same floor. The upper level also features a spacious family area/bonus room, perfect for relaxing or creating a second living space. The illegal basement suite has its own separate entrance and includes two bedrooms, a large rec room, a 4-piece bathroom, and its own laundry. Located close to Stoney Trail with easy access to amenities. FreshCo and Tim Hortons are within walking distance, and schools are nearby, making this a great location for families.