

**68 Cornerbrook View NE**  
**Calgary, Alberta**

**MLS # A2305305**



**\$589,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

Welcome to 68 Cornerbrook View NE &mdash; a beautifully maintained 2021 semi-detached home offering the perfect blend of modern luxury, functional design, and exceptional income potential in the vibrant community of Cornerstone. Step inside to an airy, open-concept main floor bathed in natural light. The kitchen is an immediate standout, showcasing full-height cabinetry that maximizes storage while delivering a sleek, upscale aesthetic. The thoughtful layout flows seamlessly into the living and dining areas &mdash; ideal for everyday living and effortless entertaining. A rare and highly desirable feature on the main level is the dedicated bedroom paired with a full bathroom, perfect for extended family, elderly parents, or guests seeking privacy and single-level accessibility. This flexible configuration truly sets this home apart. Upstairs, an elegant open-railling staircase enhances the modern design with clean sightlines and an expansive open feel. The upper level offers three spacious bedrooms and a conveniently enclosed laundry area complete with wire shelving. The primary retreat is designed to impress &mdash; the spa-inspired ensuite features floor-to-ceiling tile work, a full-width vanity mirror, and a soaker jacuzzi tub that transforms your daily routine into a luxury experience. Every bathroom throughout the home carries the same commitment to quality, with tile flooring and full-height tiled shower walls delivering a consistently refined finish. Central air conditioning ensures year-round comfort for the entire household. The fully developed 2-bedroom basement illegal suite adds significant value with its own private side entrance &mdash; a self-contained living space designed for both comfort and functionality. The suite includes a full kitchen with quality cabinetry, tile flooring, and tasteful backsplash, along with a well-finished bathroom that mirrors the upscale standards

found throughout the home. With an estimated rental income of \$1,200&ndash;\$1,600/month, this suite is a compelling income-generating asset that meaningfully offsets carrying costs. Whether you're a savvy investor seeking strong rental returns, a growing family in need of space and flexibility, or someone looking for a home that supports multi-generational living &mdash; 68 Cornerbrook View NE checks every box. Style, practicality, and income opportunity, all under one roof. Don't miss your opportunity to own this exceptional property. Schedule your private showing today.