

**124 Cornerbrook Green NE**  
**Calgary, Alberta**

**MLS # A2316877**



**\$749,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,027 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** BASEMENT APPLIANCES: ELECTRIC STOVE, RANGE HOOD, REFRIGERATOR, WAHER/DRYER

LEGAL BASEMENT/SPICE KITCHEN/MAIN FLOOR FULL BED AND BATH/ BACKING ONTO GREEN SPACE AND AIR CONDITIONER. If you're looking for a home that checks all the boxes, this beautiful fully detached home in Cornerbrook Green NE is the one for you! Backing onto scenic green space with no rear neighbors, this well-designed home offers over 2,026 sq. ft. of comfortable living space and a front-attached garage. The main floor features a spacious bedroom and full bathroom, perfect for guests, extended family, or a home office. The modern kitchen is complemented by a dedicated spice kitchen, making meal preparation convenient and keeping the main living area fresh and inviting. Upstairs, you'll find 3 generous bedrooms, including a spacious primary retreat, along with 2 full bathrooms. Stay comfortable year-round with central air conditioning. The fully legal basement suite features 2 bedrooms, 1 full bathroom, a separate living area, and excellent mortgage-helper potential. Enjoy the peaceful green space views from your backyard while being conveniently located near parks, schools, shopping, and major roadways. A perfect blend of comfort, functionality, and income potential—this home is a must-see!