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16 Cornerbrook Way NE
Calgary, Alberta

MLS # A2180635



\$729,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to this stunning income generating 2-storey family home in the desirable community of Cornerstone!. Offering 1,618 sq. ft. of beautifully designed living space on the main and upper levels, plus an additional 734 sq. ft. in an illegal 1 bedroom basement suite! This home is perfect for growing families or investors seeking rental potential. As you step through the front door, you're greeted by a luxury vinyl plank foyer with closet storage and a clear view into the spacious, open-concept main floor. The front room is a bedroom or can be used as an ideal work-from-home space or a quiet retreat for reading or studying. The heart of the home is the open living, dining, and kitchen area—perfect for entertaining or everyday family living. The modern kitchen boasts quartz countertops, stainless steel appliances, an electric stove, and ample cabinet space for all your cooking needs. The kitchen island provides plenty of space for casual meals or conversation! At the rear of the main level, you'll find a convenient mudroom with closet storage and access to the backyard and heated double detached garage with alley access. A 4 pc bathroom completes the main level. Upstairs, the home features 3 generously sized bedrooms, 2 full bathrooms, and a laundry room conveniently located near the bedrooms. The primary bedroom is a peaceful retreat, with a walk-in closet and a private 4pc ensuite. Bedrooms 2 and 3 share the main 4pc bathroom. The upper-level laundry room is a real bonus, making laundry chores a breeze. The illegal 1 bedroom basement suite adds even more versatility to this home. With a separate side entrance, the suite features an open-concept living and dining area, making it easy to entertain or relax. The kitchen comes fully equipped with stainless steel appliances, cabinets, and a modern backsplash. One spacious bedroom in the basement has a 4pc

bathroom, also with a tub and a single vanity with storage. The suite also includes its own stacked laundry for added convenience. The backyard is perfect for enjoying those long summer evenings, and the home's fully fenced backyard offers privacy for outdoor activities. The double detached garage provides ample space for parking or storage, and the alley access makes it easy to get in and out. This home is located just minutes from all the shopping and amenities you could need, making it an ideal choice for busy families. Whether you're looking for a spacious family home or an investment property with rental potential, this home has it all. Book your showing today to experience all that this move-in-ready home has to offer!