

**204 Cornerbrook Road
Calgary, Alberta**

MLS # A2184493



\$899,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Stunning Home with Legal Basement Suite!! Discover this beautifully designed around 2900 sq. ft. livable Home that combines modern elegance with practical living. Perfect for families or investors, this property offers: Main Features: 5 Bedrooms & 3.5 Bathrooms: Plenty of space for your family and guests. Second Floor Highlights: Spacious master bedroom with a 5-piece ensuite and walk-in closet, featuring breathtaking east-facing sunrise views. 2 additional well-sized bedrooms. A versatile bonus room for family activities. Convenient laundry room for added ease. Main Floor: 9ft ceiling. Flexible den/office, which can also serve as a bedroom. Open-concept living room, dining area, and kitchen with stunning quartz countertops, a large island, full-size cabinets, and a pantry. Inviting front entrance with a powder area and coat closet. Front-attached double garage for convenience. Legal Basement Suite by Builder: 2 bedrooms, a kitchen, a full bathroom, and a separate living/family room. Separate entrance for privacy and potential rental income. 9-ft ceilings for an airy feel. Independent laundry facilities. Additional Features: No neighbors at the back, offering enhanced privacy and tranquility. Quick and easy access to Stoney Trail for seamless commuting. Just minutes drive to the International Airport—perfect for travelers. This home is a rare find, combining luxury, convenience, and income potential. Schedule your viewing today and make it yours!