59 Cornerbrook Avenue NE
Calgary, Alberta

MLS # A2242311

$664,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	4	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home		

Inclusions: N/A

1-Bedroom Basement Illegal Suite with Separate Laundry | Main Floor Flex Room with Full Bath | Detached Garage | 2019 Build | 1813 SqFt | Quartz Countertops | Stainless Steel Appliances | Pantry | Open Floor Plan | Upper-Level Family Room | Upper-Level Laundry | Welcome to this beautifully designed 4-bedroom home with a 1-bedroom Illegal basement suite, offering the perfect blend of elegance and functionality. Built in 2019 and spanning 1813 SqFt, this home features an open-concept main floor with large windows that fill the space with natural light, a flex room with a full bathroom, and a modern kitchen equipped with quartz countertops, stainless steel appliances, a large pantry, and ample cabinetry. Upstairs, you'll find a spacious bonus room, a serene primary bedroom with an ensuite, two additional bedrooms, a third full bathroom, and a convenient upper-level laundry room. The Illegal basement suite has its own separate entrance, kitchen, family room, bedroom, full bath, and dedicated laundry—ideal for extended family or rental income. This home also includes a detached garage and is perfectly located within walking distance to ponds, parks, Freshco Plaza, Shoppers Drug Mart, major banks, food outlets, the future Gurdwara Sahib, and a city-approved future high school. This is a must-see opportunity for families or investors alike—don't miss your chance to own this stunning and versatile property.