

**28 Cornerbrook Avenue NE
Calgary, Alberta**

MLS # A2267542



\$684,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Z		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

6 BEDROOM HOME WITH LEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM & FULL BATH | BUILT IN 2021 | 2,655 SQFT OF TOTAL LIVING SPACE Welcome to this beautifully crafted Fairview model by Alliston Homes, combining modern comfort, functionality, and a fully developed 2-bedroom LEGAL basement suite. With a total of 2,655 sq. ft. of living space, this 2021-built home is ideal for families or investors seeking a move-in-ready property with income potential. The main floor greets you with a bright and spacious layout featuring durable luxury vinyl plank flooring throughout. A rare main floor bedroom with a full bathroom makes it perfect for multi-generational living or accommodating guests. The elegant kitchen is the highlight of the home, showcasing upgraded cabinetry, quartz countertops, stainless steel appliances, an undermount sink, and a large window overlooking the backyard. A convenient pantry and open dining and living areas make entertaining a breeze. Upstairs, the primary suite offers a walk-in closet and a 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete the second floor, providing comfort and practicality for everyday living. The fully developed LEGAL basement suite has its own private side entrance and includes two spacious bedrooms, a cozy living area, a modern kitchen with stainless steel appliances, a 3-piece bathroom, and in-suite laundry—ideal for extended family or as a mortgage helper. Outside, enjoy a ****low-maintenance paved and fenced backyard**** offering privacy and the perfect setting for outdoor gatherings. A ****double detached garage**** provides secure parking and additional storage space. Located close to shopping, parks, schools, playgrounds, major highways, CrossIron Mills Mall, YYC Airport, and all essential amenities, this home

offers the perfect blend of lifestyle, comfort, and convenience. Don't miss this incredible opportunity—schedule your private showing today!