



# 16 Cornerbrook Way Calgary Alberta

\$729,900

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,...

4pc Bathroom 5.00 Ft x 8.92 Ft

Bedroom 11.25 Ft x 8.92 Ft

Kitchen 12.08 Ft x 8.92 Ft

Recreational, Games room 17.67 Ft x 14.75 Ft

Furnace 8.00 Ft x 9.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Kitchen 15.00 Ft x 8.67 Ft

Living room 12.83 Ft x 15.58 Ft

Other 7.58 Ft x 13.00 Ft

4pc Bathroom 7.08 Ft x 7.75 Ft

4pc Bathroom 7.92 Ft x 8.33 Ft

Bedroom 8.92 Ft x 12.42 Ft

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Listing Presented By:



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See

Mirror

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Bedroom 10.58 Ft x 12.00 Ft

Bedroom 9.67 Ft x 12.42 Ft

Dining room 8.08 Ft x 9.42 Ft

Primary Bedroom 10.58 Ft x 16.00 Ft