



## 117 Cornerbrook Road Calgary Alberta

\$650,000

Shows like new! This spacious two-storey property offers over 1844 sq. ft above grade and includes a LEGAL 730 sq. ft, 2-bedroom basement suite, making it ideal for multi-generational living or added income potential. The main level features a bright, open-concept layout with a living room and a well-appointed kitchen complete with central island with seating, quartz counter tops, and pantry. A versatile front flex room provides the option for a home office or main-floor bedroom, and a 3-piece bathroom with walk-in shower completes this level. Upstairs, you'll find a spacious bonus room, laundry, primary bedroom with walk in closet and ensuite, 2 additional bedrooms and a 4-piece bathroom. The builder-developed basement has a separate entrance and hosts the legal suite, featuring a full kitchen, two bedrooms, a 4-piece bathroom, and in-suite laundry—perfect for extended family or tenants. There is a large deck in the back and off-street parking. Located on a quiet street, this home is close to parks, schools, transit, and shopping, with convenient access to major thoroughfares for easy commuting. (id:6769)

Living room 13.50 Ft x 12.83 Ft

Dining room 13.00 Ft x 8.67 Ft

Kitchen 12.75 Ft x 12.17 Ft

Bedroom 13.00 Ft x 9.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Family room 13.58 Ft x 10.42 Ft

Primary Bedroom 11.92 Ft x 10.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 8.92 Ft x 15.08 Ft

Bedroom 9.58 Ft x 11.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 4.92 Ft x 7.25 Ft

Living room 10.17 Ft x 10.83 Ft

Kitchen 10.50 Ft x 7.17 Ft

Bedroom 10.58 Ft x 9.00 Ft

Bedroom 13.67 Ft x 9.25 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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