ROBERT HART MOORE GRASSROOTS REALTY GROUP

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32 Cornerbrook Common NE Calgary, Alberta

MLS # A2250368



\$889,500

Division:	Cornerstone			
Туре:	Residential/House			
Style:	2 Storey			
Size:	2,032 sq.ft.	Age:	2019 (6 yrs old)	
Beds:	6	Baths:	4	
Garage:	Aggregate, Double Garage Attached			
Lot Size:	0.09 Acre			
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbou			

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Laminate, Vinyl **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade **Exterior:** Zoning: Vinyl Siding R-G Foundation: **Poured Concrete Utilities:**

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

Inclusions: None

Conventional Lot – Backs Onto a Pond ? 6 Bedrooms | 4 Full Bathrooms ? Walk-Out Basement – Rented for \$1,800/month ? Own for Approx. \$1,080 Bi-Weekly (with 5% down) Property Features: Main Floor: 1 Bedroom | 1 Full Bathroom First Floor: 3 Bedrooms | 2 Full Bathrooms Walk-Out Basement: 2 Bedrooms | 1 Full Bathroom | 9-ft Ceilings Garage & Parking: Extended 2-Car Garage 3-Car Driveway Parking