

80 Cornerbrook Gate NE
Calgary, Alberta

MLS # A2176388



\$594,700

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,113 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

****LEGAL REGISTERED BASEMENT SUITE**** This is the perfect starter investment property achieving TWO doors with ONE PURCHASE, or live-up and rent down as a great mortgage helper. BRAND NEW LVP floors throughout MAIN and UPPER floors, and a FRESH coat of paint, ready for your move-in! This two storey home has three upstairs bedrooms (primary with an ensuite bathroom and walk-in closet) and one in the LEGAL BASEMENT SUITE. Lots of natural light into this cozy home, with expansive 9 foot ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances (UP and DOWN). Two high efficiency furnaces, with suite registration with the City of Calgary since 2019. Located in the desirable neighborhood of Cornerstone, this property is LANDSCAPED, FENCED, with a SIDE ENTRANCE to the legal basement suite. Easy proximity to Country Hill Blvd, Stoney Trail, and minutes away from the newly planned Calgary GREEN LRT LINE, Calgary International Airport and Cross Iron Mills Shopping Centre. Shopping plazas, parks, playgrounds nearby making it convenient for all your errands. This is a must see property for a homeowner or a property investor!