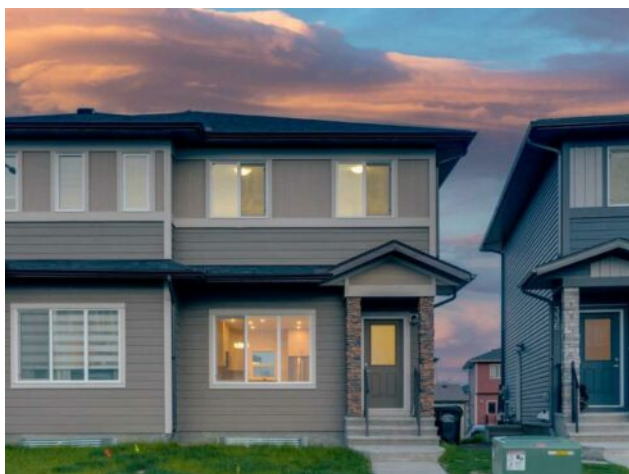


332 Cornerbrook Drive NE
Calgary, Alberta

MLS # A2230677



\$604,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,346 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	See Remarks	Utilities:	-
Features:	No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to 332 Cornerbrook Drive NE in Calgary's vibrant and family-friendly community of Cornerstone! This stunning and spacious 2-storey home offers over 1,750+ sq. ft. of total living space, including a LEGAL BASEMENT SUITE – the perfect setup for multi-generational living, rental income, or hosting guests with total privacy and comfort. As you step inside, you're welcomed by a modern and functional layout featuring high-quality finishes, large windows, and a bright open-concept main floor. The spacious living room is ideal for relaxing or entertaining, while the dedicated dining area offers plenty of room for family dinners and celebrations. The contemporary kitchen boasts ample cabinetry, a generous island, stylish backsplash, and sleek countertops – perfect for any home chef. A convenient 2-piece powder room and a mudroom with storage complete the main level. Upstairs, you'll find a thoughtfully designed 3-bedroom layout, including a generous primary suite with a walk-in closet and a private 4-piece ensuite bathroom. Two additional bedrooms offer ample space for family, guests, or a home office. A second 4-piece bathroom and upstairs laundry make daily living easy and efficient. The fully developed LEGAL basement suite offers exceptional versatility and value, featuring a private bedroom, full 4-piece bathroom, kitchen with appliances, comfortable living area, dedicated laundry, and a separate entrance. Whether you're looking to offset your mortgage or accommodate extended family, this suite adds both functionality and future investment potential. Outside, enjoy a low-maintenance lot with space for a future garage or parking pad. This property is located just minutes from schools, shopping, parks, playgrounds, and major roadways such as Stoney Trail and Country Hills Blvd. Plus, with ongoing development in the

area, you're investing in one of Calgary's fastest-growing neighborhoods with strong future upside. Whether you're a first-time homebuyer, investor, or growing family, this beautiful home offers everything you need — modern design, income potential, and a welcoming community. ??? Don't miss this incredible opportunity to own a legal suite home in NE Calgary's Cornerstone. Book your showing today!