



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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59 Cornerbrook Avenue NE
Calgary, Alberta

MLS # A2242311



\$664,900

Heating:	Central, Forced Air	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:	Poured Concrete	Utilities:	-
Features:	No Animal Home		
Inclusions:	N/A		

1-Bedroom Basement Illegal Suite with Separate Laundry | Main Floor Flex Room with Full Bath | Detached Garage | 2019 Build | 1813 SqFt | Quartz Countertops | Stainless Steel Appliances | Pantry | Open Floor Plan | Upper-Level Family Room | Upper-Level Laundry | Welcome to this beautifully designed 4-bedroom home with a 1-bedroom illegal basement suite, offering the perfect blend of elegance and functionality. Built in 2019 and spanning 1813 SqFt, this home features an open-concept main floor with large windows that fill the space with natural light, a flex room with a full bathroom, and a modern kitchen equipped with quartz countertops, stainless steel appliances, a large pantry, and ample cabinetry. Upstairs, you'll find a spacious bonus room, a serene primary bedroom with an ensuite, two additional bedrooms, a third full bathroom, and a convenient upper-level laundry room. The illegal basement suite has its own separate entrance, kitchen, family room, bedroom, full bath, and dedicated laundry—ideal for extended family or rental income. This home also includes a detached garage and is perfectly located within walking distance to ponds, parks, Freshco Plaza, Shoppers Drug Mart, major banks, food outlets, the future Gurdwara Sahib, and a city-approved future high school. This is a must-see opportunity for families or investors alike—don't miss your chance to own this stunning and versatile property.