



## 16 Cornergate Place NE, Calgary, Alberta - \$649,900



Main Photo

### Property Description

**\*\* 1 Bedroom Basement Suite(illegal) \*\*** West Facing | Gorgeous Family Home | 1,622 SqFt | Front Porch | Open Floor Plan | Central Kitchen | Granite Countertops | Full Height Cabinets | Modern Backsplash | Kitchen Island | Pantry | High Ceilings | Large Windows | Great Natural Light | Rear Dining Room | Mud Room | Main Level Laundry | 3 Upper Level Sizeable Bedrooms | Bonus Room | Plush Carpet Flooring | Separate Entry to Basement | Great Open Floor Plan | Rec Room & Kitchen | Laminate Countertops | Ample Cabinet Space | Large Basement Bedroom | 4pc Bath | Storage | Backyard | Deck | Rear Double Car Concrete Parking Pad | Alley Access | Additional Street Parking. Welcome home! 16 Cornergate Place NE is a storybook home with a concrete path leading to your front porch and separate rear entry to the



basement. This home boasts 2,369 SqFt throughout the main, upper and basement levels providing you with great living space. The front door opens to the foyer with closet space and the living room bright with natural light. The open floor plan is paired with high ceilings that compliment the space. The kitchen is located in the centre of the home with granite countertops, full height upper cabinets, stainless steel appliances and a centre island with barstool seating space. The rear of the home is the dining room with a large window that overlooks the backyard. Your back door leads onto a deck and to your rear concrete parking pad. The main level is complete with a 2pc bath and your home's laundry. Upstairs is finished with plush carpet flooring throughout the 3 bedrooms and bonus room. The primary bedrooms is partnered with a walk-in closet and private 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 upstairs are both a great size and share the 4pc bath with a tub/shower combo. The bonus room is just that; a bonus! Enjoy the evenings relaxing with your family in this plush and comfortable space. Downstairs is a 1 bedroom basement suite(illegal) with a separate rear entry. The basement has a great open floor plan rec room and kitchen making it flexible for both living and dining. The basement kitchen is outfitted with laminate countertops, great cabinet storage and stainless steel appliances. The bedroom is expansive and has a good size closet too. The basement 4pc bath has a tub/shower combo and single vanity with storage below. This level has great storage and holds the utility room. Outside is a backyard with a deck and the rear double car concrete parking pad with alley access. At the front of the home is additional street parking. The location is perfect! Within seconds you can be on Country Hills Blvd NE with quick access to Stoney Trail. Hurry and book a showing at this incredible home today!

## REALTOR Referral

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