

\$745,000 - 95 Cornerbrook Common Ne, Calgary

MLS® #A2251894

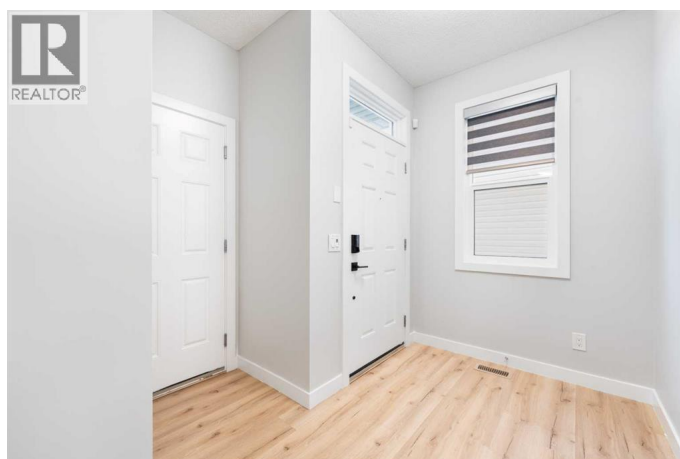
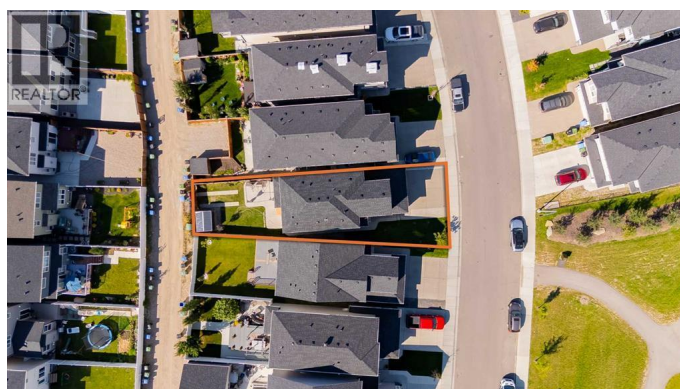
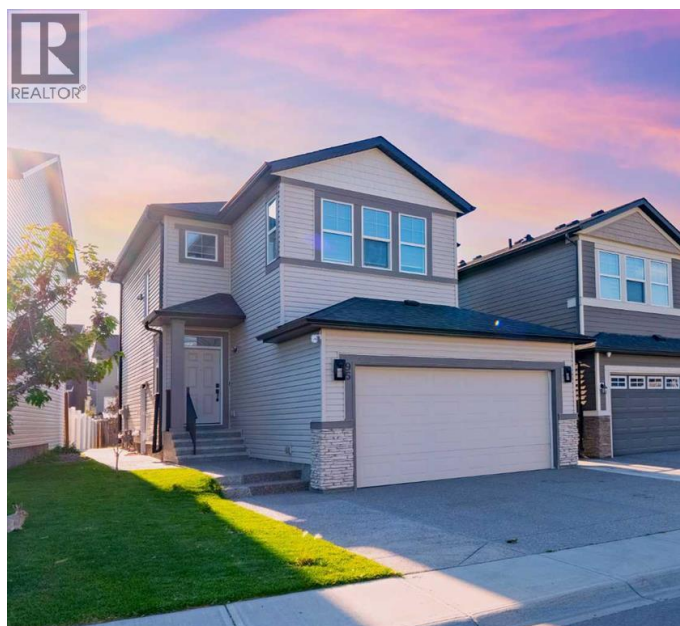
\$745,000

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Single Family on 0.09 Acres

Cornerstone, Calgary, Alberta

****Welcome to Your Dream Home in Cornerstone, Calgary!**** This stunning front-drive detached home truly has it all – style, functionality, and a location that can't be beat. Perfectly situated in one of Calgary NE's most sought-after communities, this residence is designed for both everyday living and long-term value. Step inside and be greeted by a thoughtfully designed main floor featuring a bright, open-concept living area filled with natural light. The fully upgraded kitchen is a chef's delight, complete with high-end finishes, modern cabinetry, and plenty of counter space. A spacious dining area makes family gatherings and entertaining a breeze, while the cozy living room sets the perfect scene for relaxation. The main floor also offers a versatile den – ideal for a home office or study – along with a convenient 2-piece bathroom. Upstairs, you'll find a generous bonus area that can serve as a family lounge or media room. The master retreat is a true highlight, featuring a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper level, providing comfort and privacy for the whole family. Every room has walk in closets. Central air conditioning ensures year-round comfort. Adding even more value is the professionally developed 1-bedroom, 1-bathroom legal basement suite with soundproofing and high ceilings. It's currently operating as a successful Airbnb. With an



average income of \$2,300 per month, this suite offers incredible mortgage-helping potential or a smart investment opportunity. The exterior is equally impressive, boasting a fully fenced backyard, a huge patio perfect for outdoor gatherings, a wide garage with an extended driveway, and an aggregate sidewalk that adds both curb appeal and durability. Updated roof, replaced in 2025, provide peace of mind. With open green space in front, youâ€™ll enjoy beautiful views and extra privacy. Plus, youâ€™re just steps away from Cornerbrook Lake, playgrounds, parks, schools, and all the amenities Cornerstone has to offer. Whether youâ€™re looking for a family home with every modern convenience or an investment property with built-in income potential, this home checks every box. Donâ€™t miss your chance to own one of Cornerstoneâ€™s finest properties â€“ book your showing today! (id:6289)

Built in 2020

Essential Information

Listing #	A2251894
Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,937
Acres	0.09
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	95 Cornerbrook Common Ne
Subdivision	Cornerstone
City	Calgary
Province	Alberta

Postal Code T3N1L9

Amenities

Amenities Park, Playground, Schools, Shopping, Water Nearby
Features Back lane, No Animal Home, No Smoking Home, Gazebo, Gas BBQ Hookup
Parking Spaces 5
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Garage door opener
Heating Forced air
Cooling Central air conditioning
of Stories 2
Has Basement Yes
Basement Separate entrance, Suite

Exterior

Exterior Brick, Concrete, Vinyl siding
Exterior Features Landscaped
Construction Poured concrete, Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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