

# \$740,000 - 117 Cornerbrook Road Ne, Calgary

MLS® #A2227675

**\$740,000**

6 Bedroom, 4.00 Bathroom, 1,860 sqft  
Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully designed 2-storey home with a LEGAL BASEMENT SUITE, ideally located in the vibrant and family-friendly community of Cornerbrook NE. Boasting over 2,500 sq ft of developed living space across three levels, this home offers a perfect blend of functionality, comfort, and style.

The main floor features a bright and open-concept layout with a spacious living room that flows seamlessly into the dining area and modern kitchen. A generously sized bedroom and a full 4-piece bathroom provide flexibility—ideal for guests, elderly family members, or a convenient home office.

Upstairs, you'll find four well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and private ensuite. A second full bathroom, upper-level laundry, and a bonus room/loft add extra comfort and versatility for growing families.

The builder-developed LEGAL basement suite offers its own separate entrance, two bedrooms, a fully equipped modern kitchen, full bathroom, and private laundry—perfect for extended family or multi-generational living.

Close to parks, schools, shopping, and public transit, this exceptional home provides tremendous value and suits a variety of lifestyles.



Don't miss out! CALL TODAY TO  
SCHEDULE YOUR PRIVATE SHOWING!

Built in 2024

### Essential Information

MLS® #	A2227675
Price	\$740,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,860
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Cornerbrook Road Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N2G9

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Other, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-G

### **Listing Details**

Listing Office	PREP Realty
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