

# \$720,000 - 117 Cornerbrook Road Ne, Calgary

MLS® #A2227675

**\$720,000**

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.



Donâ€™t miss outâ€”CALL TODAY TO  
SCHEDULE YOUR PRIVATE SHOWING!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227675    |
| Price          | \$720,000   |
| 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          | Finished, Full, Walk-Up To Grade, Exterior Entry, Suite         |
| <b>Exterior</b>   |                                                                 |
| Exterior Features | Other, Private Entrance, Private Yard, Playground               |
| 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 | 78             |
| Zoning         | R-G            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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