

## 95 Cornerbrook Common NE Calgary, Alberta

MLS # A2251894



# \$745,000

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 1,937 sq.ft.                                                             | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Private, Reverse P |               |                  |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Basement refrigerator, Basement cooktop, Basement over the range microwave, Basement Dishwasher, Basement heated towel rack, Storage Shed, Gazebo without roof, Window coverings

**\*\*Welcome to Your Dream Home in Cornerstone, Calgary!\*\*** This stunning front-drive detached home truly has it all &mdash; 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 &mdash; ideal for a home office or study &mdash; 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, you'll enjoy beautiful views and extra privacy. Plus, you're just steps away from Cornerbrook Lake, playgrounds, parks, schools, and all the amenities Cornerstone has to offer. Whether you're looking for a family home with every modern convenience or an investment property with built-in income potential, this home checks every box. Don't miss your chance to own one of Cornerstone's finest properties — book your showing today!