

\$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.



Donâ€™t miss outâ€™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	15
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.