

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

MLS® #A2251894

\$745,000

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.09 Acres

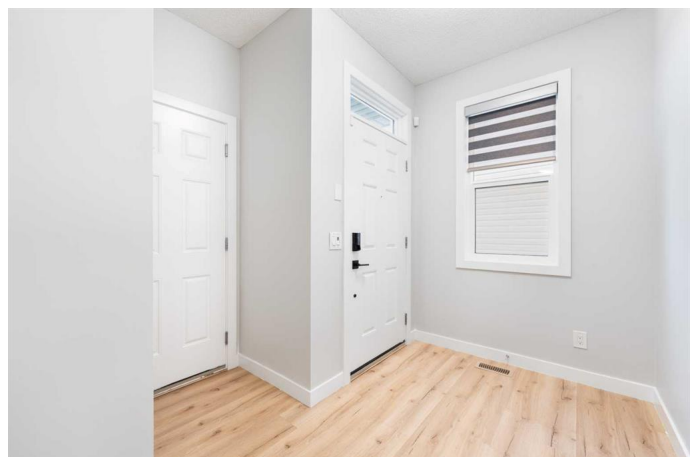
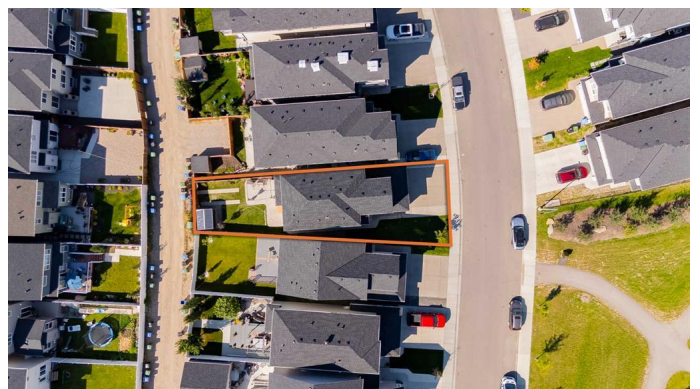
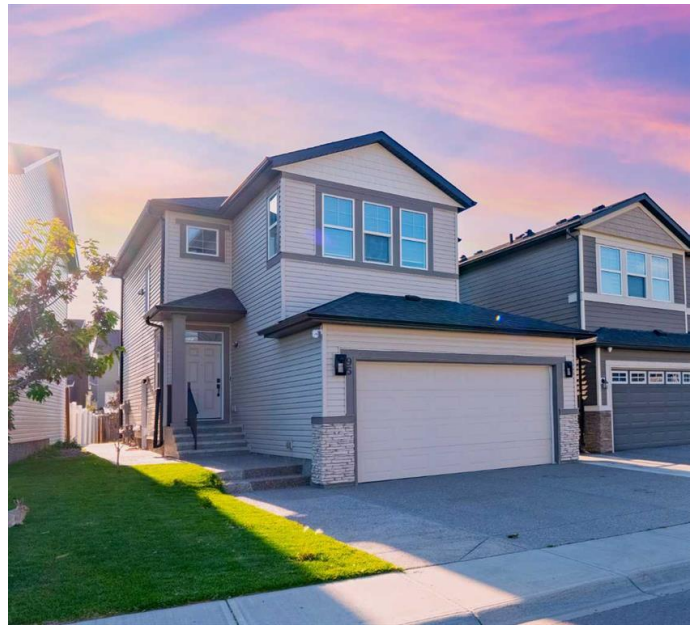
Cornerstone., Calgary, Alberta

****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!

Built in 2020

Essential Information

MLS® #	A2251894
Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,937
Acres	0.09

Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Cornerbrook Common Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1L9

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Gas Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Private, Street Lighting, Back Yard, Gazebo, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
-------------	-------------------

Days on Market	71
Zoning	R-G

Listing Details

Listing Office	Century 21 Bravo 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.