

# \$758,000 - 95 Cornerbrook Common Ne, Calgary

MLS® #A2251894

**\$758,000**

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.09 Acres

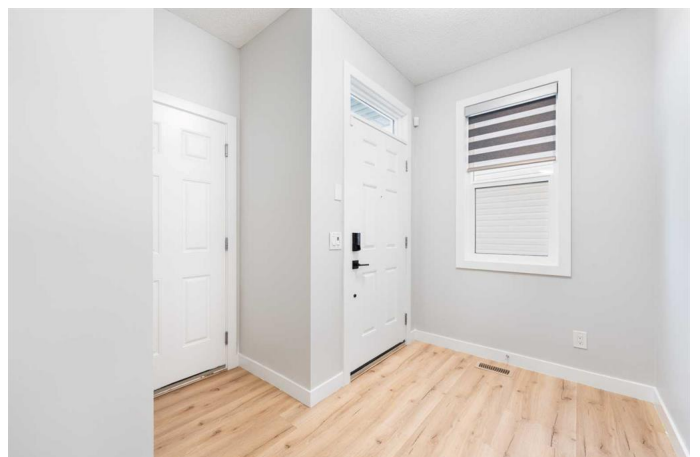
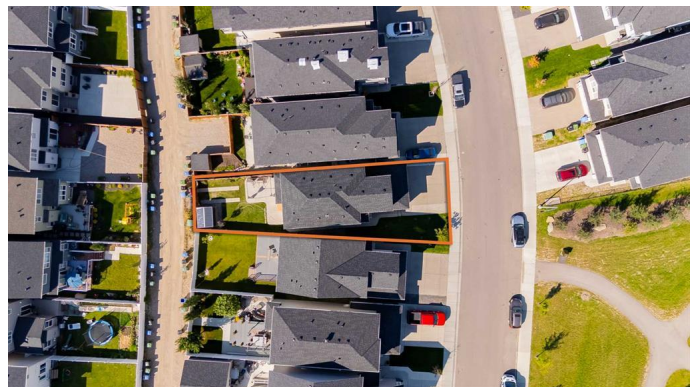
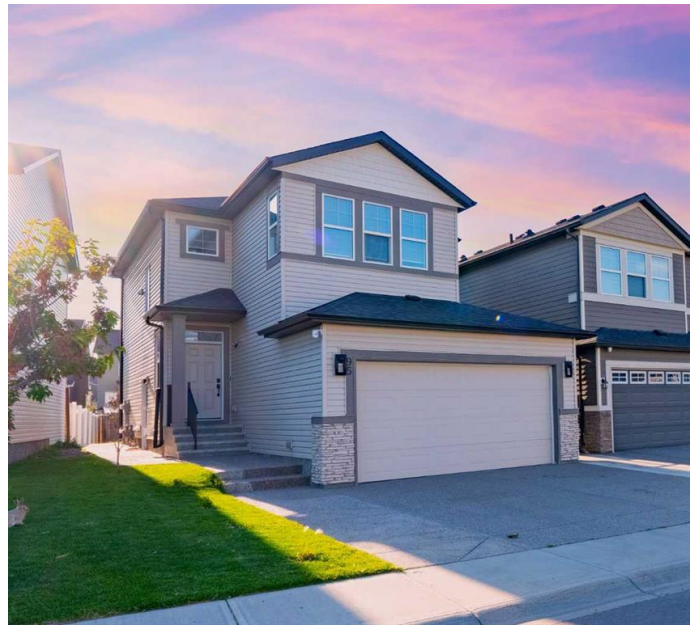
Cornerstone., Calgary, Alberta

**\*\*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          | \$758,000 |
| 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, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer                                  |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                  |

### Exterior

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

### Additional Information

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

|                |     |
|----------------|-----|
| Days on Market | 27  |
| Zoning         | R-G |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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