

# \$778,000 - 95 Cornerbrook Common Ne, Calgary

MLS® #A2251894

**\$778,000**

4 Bedroom, 4.00 Bathroom, 1,937 sqft  
Residential on 0.09 Acres

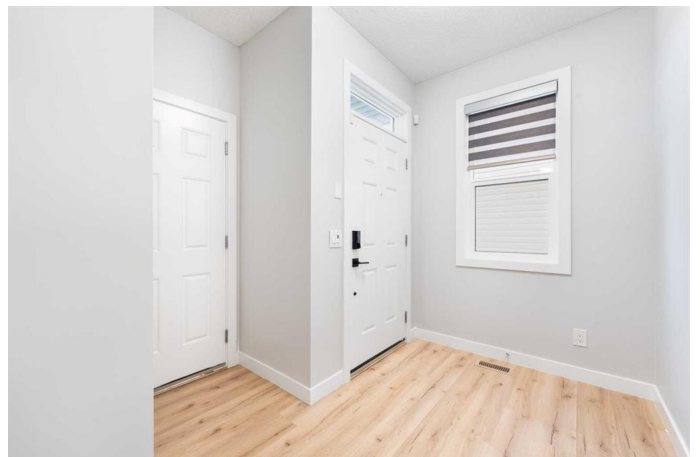
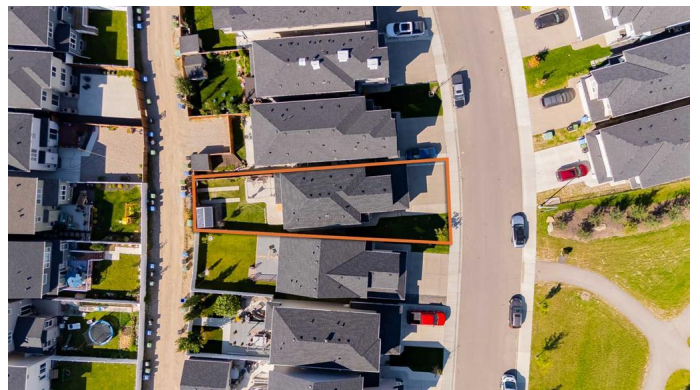
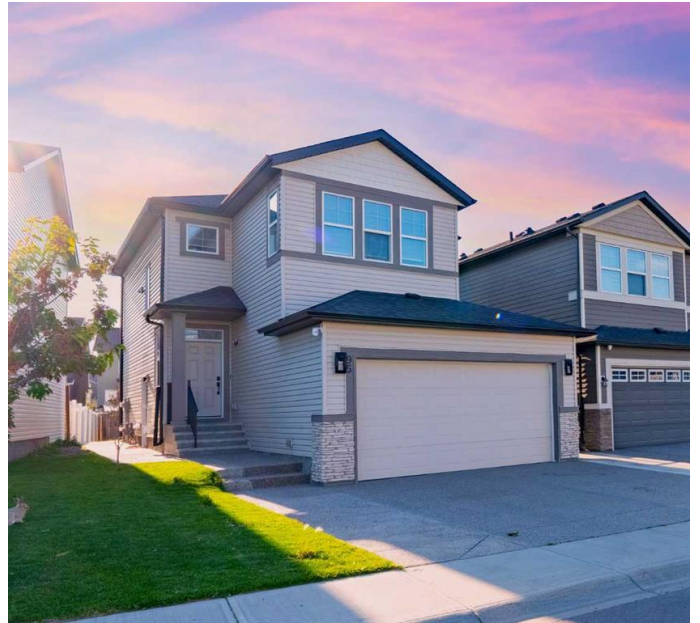
Cornerstone., Calgary, Alberta

**\*\*Welcome to Your Dream Home in  
Cornerstone, Calgary!\*\***

This stunning front-drive detached home truly has it all â€” style, functionality, and a location that canâ€™t be beat. Perfectly situated in one of Calgary NEâ€™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 chefâ€™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 â€” ideal for a home office or study â€” along with a convenient 2-piece bathroom.

Upstairs, youâ€™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	\$778,000
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, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Open Floorplan, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Gas Range, Range Hood
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

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

### Additional Information

Date Listed	August 27th, 2025
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Days on Market	8
Zoning	R-G

## **Listing Details**

Listing Office	Century 21 Bravo Realty
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