

# **\$644,500 - 452 Cornerbrook Drive Ne, Calgary**

MLS® #A2232159

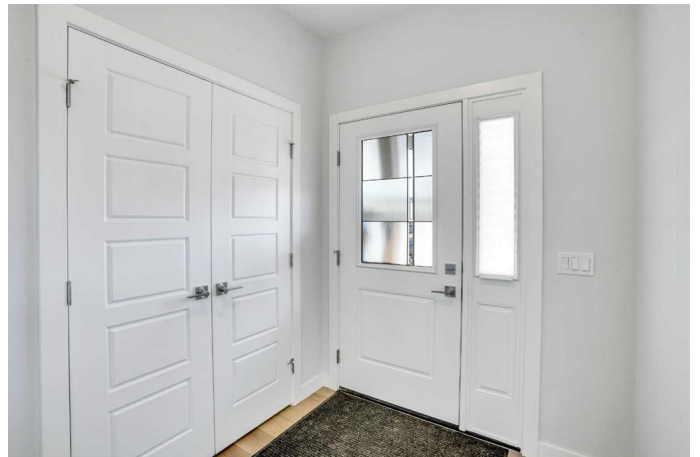
**\$644,500**

3 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0.11 Acres

Cornerstone., Calgary, Alberta

OPEN HOUSE ON SATURDAY, JUNE 28 AT 12:30 - 4:00PM. Welcome to this Outstanding Family Home that is practically NEW and Never Occupied property in the innovative community of Cornerstone. This 2 storey home offers you exactly what you have been hoping for. Nestled in a quiet street on a huge corner lot plus the only detached and the envy of the mini lane, has 3 spacious bedrooms, a den or flex room on the main level - perfect for home office or occasional guest bedroom, a bonus room on the upper level and 3 full bathrooms, 1 on the main and 2 more upstairs. This home with lovely vinyl planks floorings on the main level is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a big living room, a bright kitchen complete with modern cabinetry, quartz counter tops, stainless-steel appliances, functional center island, roomy pantry and a spacious dining area. Upstairs, features a large master bedroom with full en-suite bathroom, and a walk-in closet. It also has the other 2 big bedrooms that are bright with large windows and have abundant spaces. Additionally it has a convenient laundry area, the bonus room and another 4pc washroom completes the second level. The lower level has a separate entry and unspoiled for your dream basement project to develop. It has temporary window coverings for privacy, left untouched for you to install your fantasy blinds or curtains and explore your artsy side of window decors. It has a ready parking pad at



the rear and stairs to the back door for easy access. This home is move-in ready for you to enjoy, it is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home. SELLERS ARE VERY EAGER TO SELL!

Built in 2023

**Essential Information**

MLS® #	A2232159
Price	\$644,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,683
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	452 Cornerbrook Drive Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2H1

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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