

# \$704,999 - 240 Cornerbrook Drive Ne, Calgary

MLS® #A2195004

## \$704,999

5 Bedroom, 4.00 Bathroom, 1,553 sqft  
Residential on 0.06 Acres

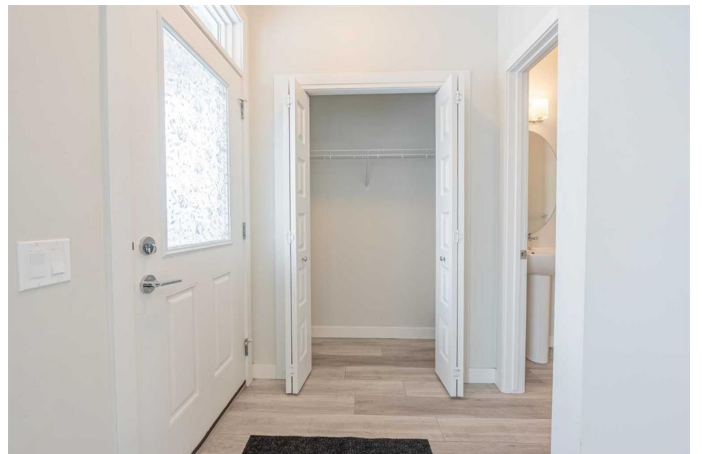
Cornerstone., Calgary, Alberta

Introducing this exceptional home in the sought after community of Cornerstone, featuring a legal 2 bedroom basement suite with a separate entrance. This 2023 built, 3-bedroom, 2.5-bath home offers an open concept main floor with a spacious layout, perfect for modern living. The extended kitchen boasts beautiful quartz countertops, ceiling-height cabinets with a bulkhead, upgraded appliances and extra pan and pot drawers for added convenience. The kitchen is filled with natural light, thanks to additional windows, creating a bright and inviting space. Upstairs, you will find 3 generously sized bedrooms, 2.5 baths, a bonus room and upper-level laundry. The legal basement suite features 2 bedrooms, 1 bathroom, a full kitchen and a cozy living area, currently rented out, offering great rental income potential. Do not miss out on this fantastic opportunity. Book your showing today

Built in 2023

## Essential Information

MLS® #	A2195004
Price	\$704,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,553



Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	240 Cornerbrook Drive Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2J2

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 15th, 2025
Days on Market	27
Zoning	R-G

## Listing Details

Listing Office          eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.