

97 Cornerbrook Road NE
Calgary, Alberta

MLS # A2221501



\$740,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully designed two-story home offers nearly 2,700 sq ft of luxurious living space, including a builder-finished legal basement suite—perfect for rental income or extended family living. From the moment you enter, you'll appreciate the thoughtful layout and high-end finishes. The main floor features a full bedroom and a 4-piece bathroom, making it ideal for families with aging parents or guests who prefer to avoid stairs—offering comfort, convenience, and privacy. At the heart of the home is a gorgeous modern kitchen complete with a center island, upgraded cabinetry, stainless steel appliances, and a walk-in pantry. It opens to a bright dining area with large windows that flood the space with natural light. Just off the kitchen, the mudroom provides access to the backyard and deck, perfect for family gatherings or relaxing outdoors. Upstairs, you’ll find four spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite and walk-in closet. A second full bathroom completes the upper level, providing ample space for a growing family. Downstairs, the legal basement suite is a standout feature. With two bedrooms, one bathroom, a full kitchen, separate laundry, and its own entrance, it's ready to welcome tenants or extended family members. With its versatile floor plan, modern upgrades, and prime location, this home in Cornerbrook offers incredible value and functionality for today’s families. Don’t miss out on this exceptional opportunity!