

# \$639,000 - 452 Cornerbrook Drive Ne, Calgary

MLS® #A2188664

**\$639,000**

3 Bedroom, 3.00 Bathroom, 1,678 sqft

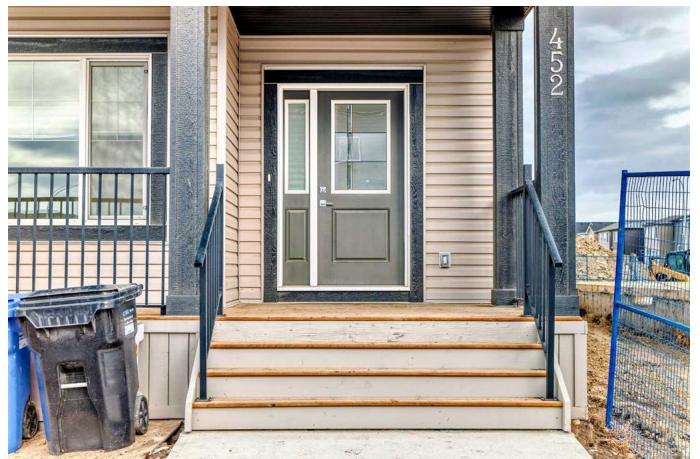
Residential on 0.11 Acres

Cornerstone., Calgary, Alberta

BACK ON THE MARKET DUE TO BUYER FINANCING. FABULOUS CHANCE TO OWN A LIKE NEW 3 BDRM, 3 BATH AND OFFICE/BDRM IN A BARELY LIVED-IN HOME IN CORNERBROOK. This home feels like it is new, and features many good qualities. Wide plank vinyl flooring, throughout the house with no carpet. Open concept with gorgeous kitchen with quartz counters, mud room, pantry, SS appliances including a microwave, dining area and eating area in the kitchen. Upstairs there are 3 good-sized bedrooms and a bonus room. The primary bdrm will fit your big furniture and features a walk-in closet and a three-piece ensuite with a walk-in shower. Downstairs, there is already a separate entrance if you wish to renovate and add an illegal suite. THE BACK AND SIDE YARD HAVE PLENTY OF ROOM FOR A PATIO. Don't miss this opportunity to raise your family in a beautiful home. This home is Built Green Canada certified, offering enhanced energy efficiency, improved indoor air quality, and sustainable construction features—designed for long-term savings and environmental benefits.

-As per the builder, the basement is built to code, providing an excellent opportunity for buyers who wish to develop a legal basement suite. A permit from the city would be required, and there is ample space to add 1-2 bedrooms

Built in 2023



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2188664    |
| Price          | \$639,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,678       |
| 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 | T3N2H1                   |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Exterior Entry  |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Irregular Lot, Corner Lot, Level, Pie Shaped Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 117                |
| Zoning         | R-G                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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