

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

MLS® #A2188664

**\$639,000**

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.11 Acres

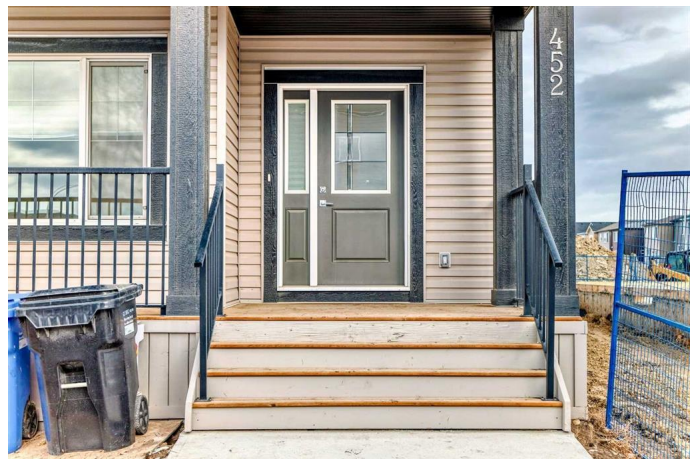
Cornerstone., Calgary, Alberta

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 featuresâ€”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, Separate Entrance, Soaking Tub, Walk-In Closet(s), Quartz Counters, Recessed Lighting, Storage
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	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Back Lane, Irregular 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	93
Zoning	R-G

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.