



## 117 Cornerbrook Road Calgary Alberta

\$740,000

Welcome to this beautifully maintained and thoughtfully designed 2-storey home with a LEGAL BASEMENT SUITE, ideally located in the vibrant and family-friendly community of Cornerbrook NE. Boasting over 2,500 sq ft of developed living space across three levels, this home offers a perfect blend of functionality, comfort, and style. The main floor features a bright and open-concept layout with a spacious living room that flows seamlessly into the dining area and modern kitchen. A generously sized bedroom and a full 4-piece bathroom provide flexibility—ideal for guests, elderly family members, or a convenient home office. Upstairs, you'll find four well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and private ensuite. A second full bathroom, upper-level laundry, and a bonus room/loft add extra comfort and versatility for growing families. The builder-developed LEGAL basement suite offers its own separate entrance, two bedrooms, a fully equipped modern kitchen, full bathroom, and private laundry—perfect for extended family or multi-generational living. Close to parks, schools, shopping, and public transit, this exceptional home provides tremendous value and suits a variety of lifestyles. Don't miss out—CALL TODAY TO SCHEDULE YOUR PRIVATE SHOWING! (id:6769)

Living room 11.92 Ft x 10.08 Ft

Kitchen 10.33 Ft x 6.00 Ft

Bedroom 13.58 Ft x 9.17 Ft

Bedroom 10.00 Ft x 8.92 Ft

4pc Bathroom 7.92 Ft x 5.25 Ft

Furnace 14.50 Ft x 7.00 Ft

Living room 13.33 Ft x 12.83 Ft

Kitchen 12.67 Ft x 12.00 Ft

Dining room 13.08 Ft x 8.83 Ft

Bedroom 12.92 Ft x 9.92 Ft

3pc Bathroom 7.83 Ft x 5.42 Ft

Foyer 14.00 Ft x 5.50 Ft

Bonus Room 13.83 Ft x 13.58 Ft

Primary Bedroom 11.58 Ft x 9.58 Ft

3pc Bathroom 9.42 Ft x 4.92 Ft

Bedroom 14.92 Ft x 8.83 Ft

Bedroom 11.58 Ft x 9.58 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Laundry room 7.33 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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