



## 95 Cornerbrook Common Calgary Alberta

\$758,000

**\*\*Welcome to Your Dream Home in Cornerstone, Calgary!\*\*** This stunning front-drive detached home truly has it all -- style, functionality, and a location that can't be beat. Perfectly situated in one of Calgary NE's most sought-after communities, this residence is designed for both everyday living and long-term value. Step inside and be greeted by a thoughtfully designed main floor featuring a bright, open-concept living area filled with natural light. The fully upgraded kitchen is a chef's delight, complete with high-end finishes, modern cabinetry, and plenty of counter space. A spacious dining area makes family gatherings and entertaining a breeze, while the cozy living room sets the perfect scene for relaxation. The main floor also offers a versatile den -- ideal for a home office or study -- along with a convenient 2-piece bathroom. Upstairs, you'll find a generous bonus area that can serve as a family lounge or media room. The master retreat is a true highlight, featuring a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper level, providing comfort and privacy for the whole family. Every room has walk-in closets. Central air conditioning ensures year-round comfort. Adding even more value is the professionally developed 1-bedroom, 1-bathroom legal basement suite with soundproofing and high ceilings. It's currently operating as a successful Airbnb. With an average income of \$2,300 per month, this suite offers incredible mortgage-helping potential or a smart investment opportunity. The exterior is equally impressive, boasting a fully fenced backyard, a huge patio perfect for outdoor gatherings, a wide garage with an extended driveway, and an aggregate sidewalk that adds both curb appeal and durability. Updated roof, replaced in 2025, provide peace of mind. With open green space in front, you'll enjoy beautiful...

Recreational, Games room 11.75 Ft x 14.17 Ft

Kitchen 11.75 Ft x 8.42 Ft

Bedroom 9.25 Ft x 11.58 Ft

3pc Bathroom 8.50 Ft x 5.00 Ft

2pc Bathroom 4.67 Ft x 5.08 Ft

Den 9.42 Ft x 10.92 Ft

Dining room 10.92 Ft x 11.25 Ft

Bonus Room 10.42 Ft x 10.83 Ft

Primary Bedroom 17.00 Ft x 12.08 Ft

5pc Bathroom 8.50 Ft x 8.42 Ft

Bedroom 13.00 Ft x 12.92 Ft

Bedroom 10.08 Ft x 12.33 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 13.25 Ft x 16.67 Ft

Kitchen 9.67 Ft x 11.92 Ft

4pc Bathroom 9.00 Ft x 5.83 Ft

Laundry room 8.67 Ft x 5.67 Ft