

# \$644,500 - 452 Cornerbrook Drive Ne, Calgary

MLS® #A2232159

**\$644,500**

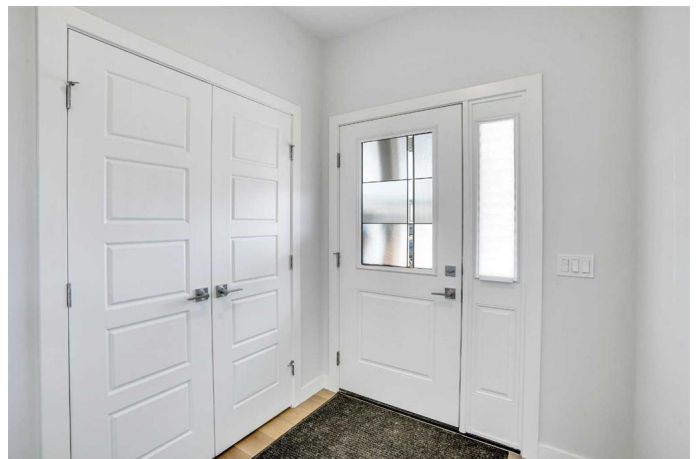
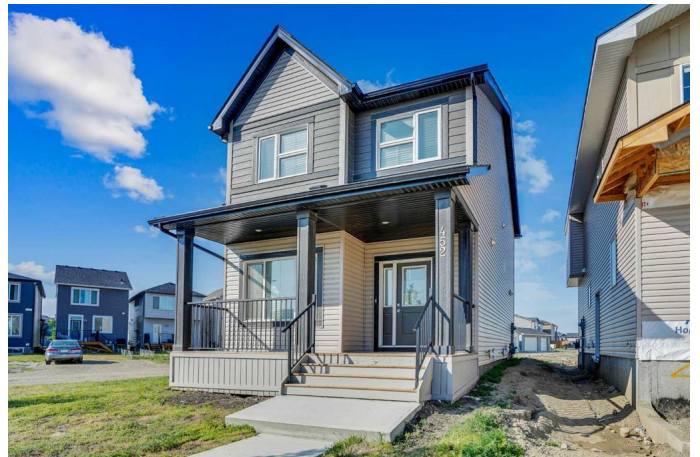
3 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0.11 Acres

Cornerstone., Calgary, Alberta

Come to this Outstanding Family Home that is practically NEW and Never Occupied property in the innovative community of Cornerstone.

This 2 storey home offers you exactly what you have been hoping for. Nestled in a quiet street on a huge corner lot plus the only detached and the envy of the mini lane, has 3 spacious bedrooms, a den or flex room on the main level - perfect for home office or occasional guest bedroom, a bonus room on the upper level and 3 full bathrooms, 1 on the main and 2 more upstairs. This home with lovely vinyl plank floorings on the main level is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a big living room, a bright kitchen complete with modern cabinetry, quartz counter tops, stainless-steel appliances, functional center island, roomy pantry and a spacious dining area. Upstairs, features a large master bedroom with full en-suite bathroom, and a walk-in closet. It also has the other 2 big bedrooms that are bright with large windows and have abundant spaces. Additionally it has a convenient laundry area, the bonus room and another 4pc washroom completes the second level. The lower level has a separate entry and unspoiled for your dream basement project to develop. It has temporary window coverings for privacy, left untouched for you to install your fantasy blinds or curtains and explore your artsy side of window decors. It has a ready parking pad at the rear and stairs to the back door for easy access. This home is



move-in ready for you to enjoy, it is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home. SELLERS ARE VERY EAGER TO SELL!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232159    |
| Price          | \$644,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,683       |
| 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 | T3N 2H1                  |

**Amenities**

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

**Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas                                                        |
| Cooling      | Other                                                                          |
| Has Basement | Yes                                                                            |
| Basement     | Exterior Entry, Full, Unfinished                                               |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Private Entrance                                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 49              |
| Zoning         | R-G             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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