

# \$690,000 - 97 Cornerbrook Road Ne, Calgary

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MLS® #A2255357

**\$690,000**

7 Bedroom, 4.00 Bathroom, 1,868 sqft

Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

JOIN US OPEN HOUSE TODAY 2-4 pm 05  
October 2025--2 BEDROOM LEGAL  
BASEMENT SUITE | MAIN FLOOR  
BEDROOM & FULL BATHROOM | TOTAL 7  
BEDROOMS | 4 FULL BATHROOMS | 1867  
SQFT Stunning 2023-Built 7-Bedroom Home  
with LEGAL Suite in Cornerbrook NE!

This beautiful 2023-built two-story home offers nearly 2,700 sq ft of luxurious living space, thoughtfully designed for modern families and smart investors alike. From the moment you enter, youâ€™ll appreciate the bright open layout, high-end finishes, and natural light throughout.

The main floor features a full bedroom and 4-piece bath, making it perfect for seniors, in-laws, or guests seeking comfort and privacy. Upstairs, youâ€™ll find four spacious bedrooms and two full bathrooms, including a primary suite with walk-in closet and ensuite. Thatâ€™s a total of 7 bedrooms and 4 full bathroomsâ€”ideal for large or extended families.

The crown jewel of this home is the builder-finished LEGAL basement suite, complete with 2 bedrooms, full kitchen, separate laundry, private entrance, and bathroom. Whether youâ€™re looking to generate rental income (\$1,500/month), host extended family, or simply reduce your mortgage, this suite provides incredible



flexibility”and makes mortgage approval easier for first-time buyers.

At the heart of the main floor is a gourmet kitchen featuring a center island, upgraded cabinetry, stainless steel appliances, and a walk-in pantry. The kitchen flows seamlessly into the dining and living area, while a finished deck and landscaped yard offer the perfect outdoor space for entertaining.

Located in the highly desirable Cornerbrook community, you’re just minutes from parks, schools, shopping, and with easy access to Stoney Trail.

A rare opportunity for families, investors, or first-time buyers”this home combines lifestyle, comfort, and financial advantage in one!

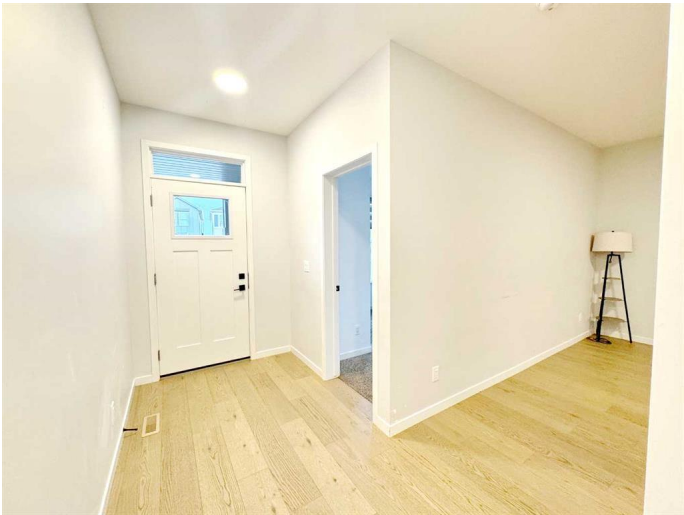
Don’t wait”schedule your private showing today!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255357    |
| Price          | \$690,000   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,868       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**



|             |                        |
|-------------|------------------------|
| Address     | 97 Cornerbrook Road Ne |
| Subdivision | Cornerstone.           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N2G9                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Alley Access, Off Street, Parking Pad |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                                             |
| Appliances        | Built-In Electric Range, Built-In Refrigerator, Dishwasher, Dryer, Electric Oven, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Hot Water, Natural Gas                                                           |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | BBQ gas line         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 51                   |
| Zoning         | (R-G)                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|

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