

# \$620,000 - 50 Cornerbrook Manor Ne, Calgary

MLS® #A2224853

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

This Large fenced, DOUBLE Attached. GARAGE, SIDE ENTRY TO BASEMENT is situated in a sort after community of Cornerstone. Upon entering the 2 storey you will be met with large windows providing lots of natural light, make note of engineered hardwood floors stretching out through the entire main floor. A 2pc powder room just off the kitchen. This home features 3 bedrooms, 2.5 bathrooms, complemented by a spacious living room . The modern kitchen boasts of smart appliances and luxury finishes, ensuring a sophisticated living experience. The kitchen comes with ample cabinetry, a large island, and is conveniently adjacent to the dining room, making mealtime a breeze. You will also find this home has three generous sized bedrooms. The primary suite includes a walk-in closet and a luxurious 3-piece ensuite. The upper floor also hosts the laundry room. This home comes with double detached garage at the back. The conveniently located side entrance leading to the undeveloped basement, with roughed-in plumbing, offers endless potential for customization. Located near parks, schools, shops, with easy access to the highway and Stoney Trail, this home combines comfort and convenience in a prime location. Don't miss your chance to make it yours!

Built in 2020

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2224853               |
| Price          | \$620,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,419                  |
| Acres          | 0.05                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 50 Cornerbrook Manor Ne |
| Subdivision | Cornerstone.            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N 2B4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven                        |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | Sep. HVAC Units                                                                                                                        |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Exterior Entry, Partial, Unfinished                                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Lane, Cleared, Level       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 59             |
| Zoning         | R-G            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Melcom Realty LTD. |
|----------------|--------------------|

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