# \$634,999 - 62 Cornerbrook Manor Ne, Calgary

MLS® #A2227379

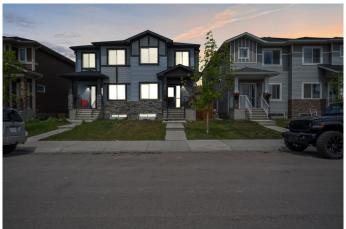
#### \$634,999

6 Bedroom, 4.00 Bathroom, 1,606 sqft Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

OPEN HOUSE JUNE 28 12pm-4pm & JUNE 29 12pm-3pm | 6 BEDROOM | 4 BATH | 2020 BUILT | MAIN FLOOR BEDROOM | MAIN FLOOR BATHROOM | BASEMENT SUITE (ILLEGAL) | DOUBLE GARAGE | Welcome to this beautifully designed 1,600 sqft semi-detached home, built in 2020 and thoughtfully crafted to accommodate multi-generational living or serve as a smart investment opportunity. Located in a desirable and family-friendly neighborhood of Cornerstone, this home faces a beautiful green space, offering added privacy and scenic views right from your front door. The main floor features an open-concept layout with a bright living area, modern kitchen with quartz countertops and stainless steel appliances, and a convenient bedroom with a full bathroomâ€"ideal for guests, elderly family members, or a home office. Upstairs, you'II find three generously sized bedrooms including a spacious primary bedroom with a walk-in closet and ensuite. A second full bathroom and upstairs laundry provide added convenience for the whole family. The fully finished basement offers a 2-bedroom illegal suite with its own separate side entrance, a full bathroom, kitchen area, and living spaceâ€"perfect for rental income or extended family. Enjoy the outdoors in your private backyard, with access to a double detached garage offering plenty of parking and storage. Located close to schools, parks, shopping, and transit, this home offers the







perfect combination of comfort, flexibility, and functionality. Easy access to Stoney Trail, Deerfoot and Country Hills Boulevard. Whether you're a growing family or an investor, this property is a must-see! Book your private showing today!

#### Built in 2020

#### **Essential Information**

MLS® # A2227379
Price \$634,999

Bedrooms 6
Bathrooms 4.00
Full Baths 4

Square Footage 1,606 Acres 0.06 Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 62 Cornerbrook Manor Ne

Subdivision Cornerstone.

City Calgary
County Calgary
Province Alberta
Postal Code T3N 1V2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Central, Forced Air

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Courtyard, Playground, Private Entrance

Lot Description Back Lane, Back Yard, Lawn, Conservation

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 28

Zoning R-G

### **Listing Details**

Listing Office Prep Ultra

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