

# \$609,900 - 296 Cornerbrook Drive Ne, Calgary

MLS® #A2205999

**\$609,900**

4 Bedroom, 4.00 Bathroom, 1,349 sqft

Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

## **\*\*LEGAL REGISTERED BASEMENT SUITE\*\***

Welcome home to 296 Cornerbrook Drive!

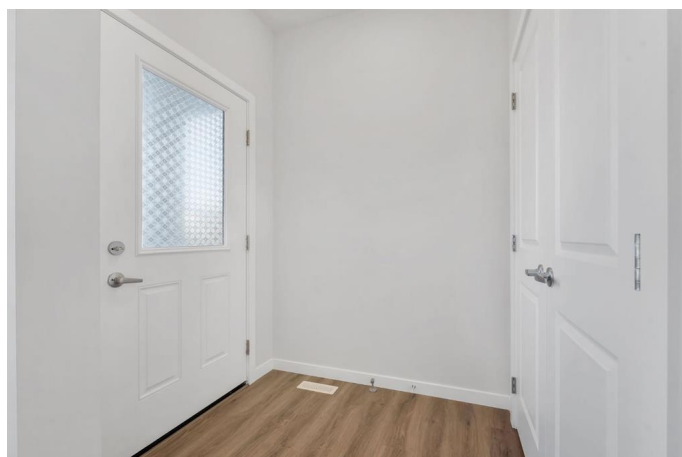
This 2-story home offers over 1,944 sqft of living space and features a side entrance door to a LEGAL 1-bedroom finished basement!

Live up and rent down as this suite is complete with a full-size kitchen, a full bathroom, and separate laundry! The main floor welcomes you with a bright concept living room and kitchen. A mudroom and a 2 pc bathroom complete this floor. As you make your way upstairs, this home offers a large primary room with a walk-in closet and ensuite bathroom and 2 additional generously sized bedrooms that share a 4 pc bathroom and a laundry. Located in the desirable neighborhood of Cornerstone, this property is in easy proximity to Country Hill Blvd, Stoney Trail, Calgary International Airport, and Cross Iron Mills Shopping Centre. Shopping plazas, parks, and playgrounds nearby make it convenient for all your errands. This is a must-see property! Book your viewing today!

Built in 2023

## **Essential Information**

MLS® #	A2205999
Price	\$609,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,349
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	296 Cornerbrook Drive Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N2J3

### Amenities

Parking Spaces	2
Parking	Off Street, None

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
-------------	------------------

Days on Market     36  
Zoning                R-G

**Listing Details**

Listing Office        Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.