



**156 Cornerbrook Common NE  
Calgary, Alberta**

**MLS # A2253040**



**\$780,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, No Neighbours Behind, Private, Rectangula		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 156 Cornerbrook Common NE a beautifully designed 5 bedroom 3 bathroom family home located in the sought after Cornerbrook community of Northeast Calgary Backing onto the peaceful Country Hills green space this property offers the perfect combination of modern living privacy and convenience Situated just minutes from parks schools shopping centres grocery stores banks restaurants and a scenic lake this home is ideal for families looking for both tranquil surroundings and easy access to urban amenities The main floor features a bright and spacious open concept layout a modern chefs kitchen with sleek countertops pantry and ample storage a dining area flowing seamlessly for family meals and entertaining a large living room perfect for gatherings and a versatile office or guest bedroom with a full bathroom on the main floor The upper level offers an expansive bonus room perfect for a media room kids play space or home office five generously sized bedrooms providing space for the entire family a primary retreat with walk in closet and luxurious 4 piece ensuite two additional bedrooms with walk in closets for extra storage and a convenient full 3 piece bathroom Outdoor living includes a professionally landscaped backyard with a serene view of Country Hills a deck with built in BBQ gas line for summer entertaining and a peaceful backdrop perfect for relaxation after a busy day The unfinished basement is a blank canvas ready for your ideas whether it is a home gym recreation room or extra living space You will love the five spacious bedrooms and three bathrooms the green space behind for privacy and tranquility the proximity to Calgary International Airport major roadways Stoney Trail and Country Hills Blvd and all essential amenities plus the location in one of Calgarys most desirable NE family friendly communities This move in ready

property is perfect for growing families looking to plant roots in Calgary NE real estate Do not miss this rare opportunity to own a stunning home in Cornerbrook schedule your private showing today Address 156 Cornerbrook Common NE Calgary AB