



GRASSROOTS
REALTY GROUP

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94 Cornerbrook Crescent NE
Calgary, Alberta

MLS # A2283954



\$819,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

This beautifully designed home at 94 Cornerbrook Crescent NE offers a spacious and versatile layout ideal for growing families, multi-generational living, or those seeking thoughtfully planned space in a modern community. With five bedrooms, four full bathrooms, and a bonus room, this home balances comfort, functionality, and future potential. The main floor immediately stands out with its bright, open-concept design and the rare inclusion of a main-floor bedroom and full bathroom, perfect for guests, extended family, or a private home office. The kitchen is both stylish and highly functional, featuring ample cabinetry and a dedicated spice kitchen equipped with a gas stove, ideal for preparing meals while keeping the main living space open and welcoming. The layout flows seamlessly into the dining and living areas, creating an ideal environment for everyday living and entertaining. Upstairs, the home continues to impress with a central bonus room that provides a flexible space for family movie nights, a play area, or a secondary lounge. The upper level also includes well-sized bedrooms designed for comfort and privacy, along with additional bathrooms to support busy household routines including a laundry room. The basement offers outstanding future potential with 9-foot ceilings, creating an open and comfortable feel rarely found at this level. A three-piece bathroom rough-in is already in place, making future development simple and cost-effective—whether you envision a recreation area, additional bedrooms, or a home gym. With its thoughtful floor plan, modern conveniences, and room to grow, this home delivers exceptional value in a family-friendly neighbourhood close to parks, pathways, and everyday amenities. 94 Cornerbrook Crescent NE is a move-in-ready opportunity that combines immediate comfort with

long-term flexibility—perfect for today’s lifestyle and tomorrow’s needs.