



**304 Cornerbrook Drive NE
Calgary, Alberta**

MLS # A2288295



\$539,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,561 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.72 Acre		
Lot Feat:	Level		

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

Inclusions: N/A

This NEWLY built upgraded semi-detached home in Northeast Community ,Offering 4 BEDROOM and 3 FULL bathrooms, this home includes a MAIN floor bedroom with a full ensuite, ideal for elderly family members, guests, or multigenerational living. All bathrooms are finished with granite countertops and under mount sinks, reflecting quality craftsmanship throughout. This thoughtfully designed home features an open-concept main floor highlighted by a sleek contemporary kitchen with a gas line to the range, ceiling-height cabinetry offering abundant storage, and a convenient pantry. The cozy living room creating the perfect space for relaxing or entertaining. Upstairs, retreat to the spacious primary bedroom featuring a luxurious 5-piece ensuite, designed for comfort and relaxation. Two additional well-sized bedrooms and a dedicated computer/desk nook provide flexibility for family living or work-from-home needs. The full basement with 9-foot ceilings and a separate side entrance is ready for your creative vision—whether additional living space, a recreation area, or a future legal suite (subject to city approvals). Located in Calgary’s desirable new Northeast community, this home offers quick access to Stoney Trail, major roadways, schools, shopping, and all essential amenities. This vacant home is available for quick possession, allowing you to move in without delay.