

# \$606,000 - 288 Cornerbrook Drive Ne, Calgary

MLS® #A2266054

**\$606,000**

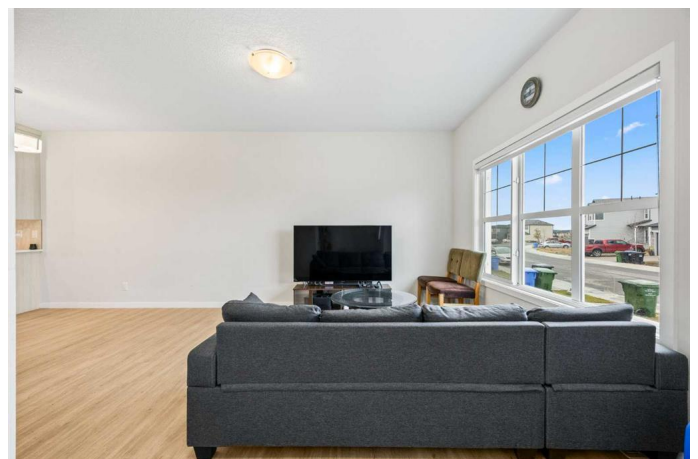
6 Bedroom, 4.00 Bathroom, 1,586 sqft  
Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

Welcome to this stunning west-facing semi-detached home, a perfect blend of modern comfort, functionality, and style. From the moment you arrive, the home's inviting curb appeal and bright orientation set the tone for what awaits inside. Step through the front door and you'll immediately appreciate the thoughtful layout designed for today's families. The main floor features a full bathroom and a spacious bedroom, ideal for extended family, guests, or anyone who prefers single-level living. The open-concept living and dining area is bathed in natural sunlight throughout the day, creating a warm and welcoming atmosphere for gatherings or quiet evenings at home.

The beautifully appointed kitchen offers ample cabinetry, sleek finishes, and generous counter space, making it a true centerpiece for both everyday cooking and entertaining. Upstairs, you'll find multiple well-sized bedrooms that provide comfort and privacy for every member of the household. The home boasts a total of six bedrooms and four full bathrooms, ensuring there's no shortage of space or convenience.

Downstairs, the fully developed legal basement suite (Sticker #13112, registered with the City of Calgary) adds incredible versatility. With its own private entrance, full kitchen, laundry, and spacious living area, it's perfect for generating rental income or



accommodating extended family while maintaining complete independence and privacy.

Recent updates include a brand new roof, replaced just last week, offering added peace of mind and long-term value. Outside, the west-facing aspect ensures your evenings are filled with warm, golden light, perfect for enjoying sunsets on the porch or winding down after a long day.

Situated in a prime location, this home is just moments away from schools, playgrounds, shopping, Chalo! FreshCo, and only minutes from the airport. Whether you’re looking for a smart investment property or a forever home with room to grow, this residence delivers the perfect balance of comfort, convenience, and lasting appeal.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266054               |
| Price          | \$606,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,586                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 288 Cornerbrook Drive Ne |
| Subdivision | Cornerstone.             |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3N 2J3 |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Playground                                                            |
| Parking Spaces | 2                                                                     |
| Parking        | Alley Access, Off Street, Parking Pad, On Street, Outside, Rear Drive |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Master Downstairs, Wired for Data |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range                                                                          |
| Heating           | Forced Air                                                                                                                                          |
| Cooling           | None                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full                                                                                                                                                |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting, Cleared |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Composite Siding, Vinyl Siding                                                                |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 20                 |
| Zoning         | R-G                |
| HOA Fees       | 50                 |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.