



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4065 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2311568



\$698,888

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: None

Welcome to this beautifully crafted Jayman Built SMART HOME, thoughtfully upgraded with solar panels, an Echo Show system, and a Ring doorbell with camera—bringing modern convenience and energy efficiency together in one stunning package. Perfectly positioned facing the park, this detached home offers a bright, open layout ideal for both everyday living and entertaining. MAIN FLOOR is Bright, Open, and presents a Seamless Flow. A welcoming foyer leads into a spacious living room filled with natural light and designed for comfort. The adjoining dining area offers generous space for family gatherings and flows effortlessly into the contemporary kitchen. Here, you’ll find stainless steel appliances, a walk-in pantry, and upgraded granite countertops, creating a stylish and functional culinary space. A convenient mudroom and a well-placed 2-pc bath complete the main level. UPPER FLOOR is full of Comfort & Privacy. The upper level features a thoughtfully designed layout with three bedrooms, including a spacious primary suite with a private 4-pc ensuite and a large walk-in closet. Two additional bedrooms offer excellent flexibility for family, guests, or a home office. A full 4-pc bathroom and an upper-floor laundry area add everyday convenience. Basement is fully finished and professionally developed, offering exceptional potential for extended family living or future rental income. This well-planned suite (illegal), features its own living area, kitchen, bedroom, full bathroom, and a dedicated utility/storage space. A separate side entrance ensures privacy and independence for suite occupants. COMMUNITY & AMENITIES — Cornerstone NE Located in the vibrant and rapidly growing community of Cornerstone, this home offers unmatched convenience. Enjoy walking distance to the new shopping plaza, featuring banks, Shoppers

Drug Mart, McDonald's, and other essential retailers. The community is planned for continued development, including a future Grade 12 high school, making it an ideal choice for families. Cornerstone also offers beautifully landscaped parks, playgrounds, walking paths, and excellent access to Stoney Trail, Country Hills, and public transit—providing seamless connectivity throughout Calgary.