



GRASSROOTS

REALTY GROUP

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**79 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2313225



\$699,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: NONE

Welcome to this stunning 2,132 sq. ft. above-grade courtyard home by Jayman BUILT, offering approximately 2,927 sq. ft. of total developed living space, including the beautifully developed 795 sq. ft. basement. Thoughtfully designed with a contemporary open-concept floor plan and situated on a desirable corner lot, this meticulously maintained one-owner home offers 4 bedrooms and 3.5 bathrooms. The bright and spacious main floor features 9-foot ceilings, a formal dining area, a striking stone feature wall with a gas ribbon fireplace, and expansive windows that fill the home with natural light while overlooking the private fenced courtyard. The dream kitchen is designed for both everyday living and entertaining, complete with Quartz countertops, ceiling-height cabinetry, an oversized island, walk-in pantry, reverse osmosis water filter, and a spacious dining area overlooking the courtyard. Step outside from the kitchen onto the oversized patio deck, complete with a gas line, perfect for summer entertaining. The private courtyard is a true extension of the living space, featuring mature lilac bushes that provide a beautiful fragrance throughout the spring and summer months, along with exceptional privacy for relaxing, entertaining, or enjoying quiet outdoor living. The organized walk-through mudroom connects seamlessly to the double attached rear garage. Upstairs, you will find 3 spacious bedrooms, a convenient laundry room, and a versatile den that opens onto an additional patio space. The luxurious primary retreat includes a massive walk-in closet and a spa-inspired 5-piece ensuite featuring a freestanding shower. The beautifully developed 795 sq. ft. basement adds exceptional living space with a large entertainment area, an additional bedroom, and a full bathroom, bringing the home to approximately 2,927 sq. ft. of total developed living space. This

level offers excellent flexibility for a home office, guests, older children, or multigenerational living while maintaining privacy and comfort. Neutral colours throughout create a timeless and versatile palette to suit any style. Additional upgrades include air conditioning installed in 2025, a Navien tankless hot water system, water softener, reverse osmosis water filter, professional cleaning every two weeks, and evident pride of ownership throughout. This smoke-free, pet-free home has been exceptionally cared for and is truly move-in ready.