



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

642 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2321812



\$990,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,664 sq.ft.	Age:	2021 (5 yrs old)
Beds:	8	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, M		

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

Features: Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Appliance Package & Stacked Washer/Dryer

LEGAL 3 Bedroom Basement Suite | Backing onto Pond, Greenspace & Walking Path | No Neighbours Behind | Grandiose Family Home | 2,664.07 SqFt + 988.02 Basement | Total 8 Bedrooms | 5 Bathrooms | Main Level Bedroom & 3pc Bath | Chef's Kitchen | Sparkling Modern Finishes | Quartz Countertops | Electric Cooktop | Built-in Stainless Steel Appliances | Full Height Cabinets | Spice Kitchen with Gas Stove & Pantry Storage | Open Floor Plan | Expansive Living Space | 4 Upper Level Bedrooms | 3 Upper Level Bathrooms | 2 Primary Bedrooms with Ensuite Baths & Walk-in Closets | Bonus Family Room | Upper Level Laundry with Linen Shelving | Legal 3 Bed/1 Bath Basement Suite with Separate Side Entry | Great Living & Dining Space | Full Kitchen with Stainless Steel Appliances & Gold Hardware | Stacked Laundry | Incredible Backyard | Large Raised Deck | Concrete Patio | Lawn | Rear Gate Leads Direct to Greenspace. Welcome home to this exceptional family home offering 3,652.09 SqFt of developed living space on a premium lot backing directly onto the pond, greenspace & walking paths with no neighbours behind. Step inside to a grand foyer that opens to a versatile den, perfect for a sitting area, home of The main living areas flow effortlessly together, creating an ideal space for family living & entertaining. The chef's kitchen is beautifully finished with quartz countertops, full height cabinetry, built-in stainless steel appliances, an electric cooktop, a large centre island with barstool seating & abundant cabinet storage. The main kitchen leads to a spice kitchen complete with a gas stove, range hood, pantry storage, additional cabinetry & a second preparation space. The dining area comfortably accommodates large family gatherings while the expansive living room is centred by oversized windows overlooking the greenspace. Rear sliding doors lead to the

raised deck creating an effortless transition to indoor/outdoor living & dining. The main level is complete with a spacious bedroom & 3pc bath making overnight guests or multigenerational living easy. Upstairs holds 4 bedrooms, 3 full baths, a central bonus room & a laundry room complete with linen shelving. The primary retreat overlooks the greenspace & features a custom walk-in closet with built-in organizers plus convenient cheater access to the laundry room. The luxurious 5pc ensuite is complete with a deep soaker tub, walk-in glass shower, double vanity & private washing closet. The second primary bedroom also features its own walk-in closet & private ensuite while bedrooms 3 & 4 are both generously sized & share the main 4pc bath. The bonus room is perfect for movie nights, children's play or evening relaxation. The legal basement suite has a side entry, 3 bedrooms, 1 full bath, stacked laundry, an open living & dining area & a stunning kitchen. Enjoy the raised deck, concrete patio, lawn & gated access to the greenspace. The front attached heated double garage & driveway provide ample parking. Hurry & book your showing today!