



GRASSROOTS
REALTY GROUP

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2303, 76 Cornerstone Passage NE
Calgary, Alberta

MLS # A2331836



\$305,000

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to your perfect blend of comfort and convenience! This beautifully designed, pet friendly 3rd floor condo in the highly desirable Legends of Cornerstone offers stylish, low maintenance living at its finest. Featuring 3 bedrooms, 1.5 bathrooms, in suite laundry, and the rare bonus of 2 titled parking stalls, one underground and one surface, plus a titled storage locker, this unit truly checks all the boxes. Step inside and be greeted by a bright, open concept layout with 9 foot ceilings that create an airy and inviting feel throughout. The modern kitchen is both functional and stylish, complete with a granite peninsula island with breakfast bar seating, stainless steel appliances, and plenty of cabinet and counter space, perfect for everyday living and entertaining. The three well sized bedrooms offer flexibility for families, guests, or a home office setup. The primary bedroom serves as a comfortable retreat with a walk in closet and its own private 4 piece ensuite. An additional bathroom and a convenient in suite laundry room with extra storage complete the interior. Enjoy your morning coffee or unwind in the evening on your private balcony while taking in peaceful views. This pet friendly building, allowing up to 2 pets with board approval, also offers fantastic amenities including a fitness and yoga centre, media and entertainment room, children's play area, and even a pet spa. Whether you are a first time home buyer, downsizing, or looking for a great investment opportunity, this condo offers incredible value in a thriving community. Do not miss your chance to own this exceptional property, book your private showing today!