



GRASSROOTS
REALTY GROUP

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3679 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2351266



\$625,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Basement appliances: Refrigerator, stove, hood Fan

Live in the heart of Cornerstone, one of NE Calgary's most desired communities. This almost-new home sits on a corner lot steps from a scenic park and pond, so morning walks and evenings outdoors are right outside your door. FreshCo, the local Chai Bar and some of the area's best shopping, dining and everyday essentials are just around the corner. Commuting is easy with Stoney Trail only minutes away, and the airport is a short drive. Inside, you get **2,500+ sq ft of living space** with 6 bedrooms and 4 full bathrooms. The main floor centres on a chef-inspired kitchen with a pantry. It opens into a bright, spacious living room, so it's easy to cook and entertain at the same time. A main-floor bedroom and full bath work well for guests, aging parents or a home office. Upstairs, a family room gives everyone their own space to unwind. The primary bedroom has a walk in closet and a private ensuite. Two more bedrooms share a 4 piece bath, and upper-floor laundry keeps busy days simple. The legal 2-bedroom basement suite has its own full kitchen, rec room, 4-piece bath and separate laundry. It's a strong mortgage helper or a comfortable private space for extended family. A thriving community, room to grow and income potential, all in one. Call your favourite realtor to book your private showing today.