



GRASSROOTS
REALTY GROUP

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34 Cornerstone Road NE
Calgary, Alberta

MLS # A2249092



\$685,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: see remarks

Welcome to this impeccably maintained 3-bedroom detached home in the highly sought-after community of Cornerstone, offering the perfect combination of modern style, functionality, and comfort. As a former SHOW HOME, this property showcases premium finishes and thoughtful upgrades throughout. At the entrance to the main floor, the living area features an open-concept layout with abundant natural light, designer fixtures, and a seamless flow between the living, dining, and kitchen spaces—ideal for both everyday living and entertaining. Venturing upstairs, this house has 3 bedrooms and 2 full bathrooms and a laundry room. Primary bedroom has its own walk-in closet and a 4pc EnSite. The other 2 bedrooms share a common bathroom. The fully developed basement featuring an ILLEGAL SUITE, has been designed in a versatile studio-style configuration with a PRIVATE REAR ENTRY, complete with its own kitchen, full washroom, and open living/sleeping area. Step outside to enjoy a beautifully landscaped backyard featuring a DECK, FIRE PIT, and CENTRAL AIR CONDITIONER for year-round comfort. Included in the sale is ALL FURNITURE and DECOR exactly as displayed—from TVs and COUCHES to BEDS, ARTWORK, and ACCESSORIES—making this a truly turnkey move-in opportunity. (Personal belongings not included.) This is more than a home—it's a lifestyle, ready for you from day one.