

1-833-477-6687 aloha@grassrootsrealty.ca

## 39 Cornerstone Gardens NE Calgary, Alberta

MLS # A2264142



\$1,149,999

Division: Cornerstone Residential/House Type: Style: 2 Storey Size: 3,185 sq.ft. Age: 2019 (6 yrs old) **Beds:** Baths: Garage: Alley Access, Double Garage Attached Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Pie Shaped Lot, P

**Heating:** Water: Forced Air Sewer: Floors: Carpet, Hardwood, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Suite Exterior: Zoning: Vinyl Siding, Wood Frame R-G Foundation: **Poured Concrete Utilities:** 

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this FULLY UPGRADED, executive home nestled in the heart of Cornerstone, one of Calgary's most sought-after, amenity rich communities. This beautifully appointed home offers over 4,400sqft of total living space, combining elegance, functionality, and comfort for today's modern family. Step through the grand double-door entrance into a spacious, sunlit family room, perfect for welcoming guests or relaxing in style. The open-concept floor plan seamlessly connects the family room to the gourmet chef's kitchen, featuring granite countertops, premium cabinetry, and a massive island ideal for entertaining. Just off the main kitchen, you'll find a beautiful SPICE KITCHEN with a walk-in pantry, making everyday cooking and hosting effortless. Flooded with natural light, the second spacious living room features a modern gas fireplace and flows perfectly into your dining area. There is also a main floor den that can easily function as a bedroom, complemented by a full bathroom, offering both flexibility and convenience. Upstairs, you'll find four generously sized bedrooms, including a truly spectacular primary retreat. The primary master bedroom offers a peaceful escape with a massive walk-in closet and a luxurious ensuite featuring double vanities, soaker tub and a custom tiled shower. The other 3 bedrooms on the upper floor also each have direct access to a full bathroom. A centrally located bonus room provides a cozy family hangout space, and the pocket office/prayer room adds convenience and versatility for today's modern lifestyle. The fully finished basement is an incredible asset—featuring a 3-BEDROOM illegal suite (subject to city approval) with a separate entrance, its own laundry, and a full bathroom—perfect as a mortgage helper or for extended family living. Outside, find

home include a triple car driveway, massive double car garage, dual furnaces, over 6,200sqft lot, rear alley access and so much more! This is an extremely rare opportunity to own a custom-upgraded luxury home in an elite community. Homes like this don't come along often—schedule your private showing today!
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your fully fenced and landscaped backyard, offering privacy, serenity, and an excellent place to hang out. Other notable features of this