



**3675 Cornerstone Boulevard NE  
Calgary, Alberta**

**MLS # A2276418**



**\$679,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Refrigerator, Gas range/Stove, Chimney hood fan, Washer, Dryer, All window coverings

Discover exceptional value with the NEW PRICE ADJUSTMENT on this beautifully maintained home! Offering a bright, open layout and thoughtfully designed living spaces, this home features modern finishes, natural light, and seamless flow perfect for both everyday living and entertaining. The home offers a total of six bedrooms and 3.5 bathrooms, with a flexible study or den on the main floor, four bedrooms on the upper level, a bonus room and bathrooms. With over 2800 square feet of living space (1920 sq ft on main & upper floor and 920 sq ft on 2-bedroom legal suite), there is enough room for a growing family! BRAND NEW TWO-BEDROOM LEGAL SUITE WITH ITS OWN PRIVATE ENTRANCE THAT IS ALREADY CURRENTLY RENTED FOR MORTGAGE HELPER. The main level welcomes you with an open-concept layout highlighted by luxury vinyl plank flooring. This floor includes a versatile den or study and a spacious kitchen equipped with stainless steel appliances and a large island, providing casual seating for four. The living room, kitchen, and dining area flow seamlessly together, creating an inviting atmosphere for entertaining guests and family. An electric gas fireplace adds warmth to the living space. Upstairs, discover a generous primary bedroom complete with a walk-in closet and a four-piece ensuite. The central bonus room offers additional living space. Two more bedrooms each have access to a four-piece bathroom. The newly constructed two-bedroom legal basement suite serves as an excellent mortgage helper, which is currently rented. It features its own entrance, stainless steel appliances, and luxury vinyl plank flooring throughout. This home is ideally situated near shopping centers, schools, public transportation, and Cross Iron Mills Mall. Enjoy nearby parks, pathways, and ponds for leisurely walks. The property offers easy access to all parts of the

city via Stoney Trail Ring Road. Maintained by the original owners, this beautiful home reflects true pride of ownership and is a must-see. Book your showing today!