



GRASSROOTS
REALTY GROUP

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106 Cornerstone Circle NE
Calgary, Alberta

MLS # A2279980



\$774,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, Ga		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Nestled within the family-friendly enclave of Cornerstone and crafted by Truman Homes, this contemporary residence showcases bespoke finishes across its expanse, offering a total of six bedrooms and over 3,000 square feet of meticulously designed living space. The luminous main level boasts 9-foot ceilings and hardwood flooring, accentuating a spacious living area with a striking gas fireplace, a dining alcove, and an exquisite chef's kitchen adorned with quartz countertops, an expansive island doubling as a breakfast bar, ample cabinetry, a walk-in pantry, and a comprehensive suite of appliances—an ideal setting for accommodating a large family. Upstairs, a bonus room provides additional flexibility, while the second floor hosts a laundry facility, four bedrooms, and a well-appointed 5-piece main bathroom. The master suite is a sanctuary unto itself, featuring hardwood flooring, a generous walk-in closet, and a spa-inspired 5-piece ensuite with marble floors, dual sinks, an indulgent oval soaker tub, and a separate shower stall. The lower level is thoughtfully finished to include two additional bedrooms, a 4-piece bathroom, a secondary laundry area, and a supplementary living space, ensuring ample room for relaxation and recreation. Completing this remarkable former show home is a practical mudroom situated off the garage, offering convenience and organization. Notably, this home is equipped with a side entrance, further enhancing its accessibility and versatility.