



**GRASSROOTS**  
REALTY GROUP

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**34 Cornerstone Road NE**  
**Calgary, Alberta**

**MLS # A2284024**



**\$659,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

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

**Inclusions:** N/A

Welcome to this impeccably maintained 3-bedroom detached home in the highly desirable community of Cornerstone, offering the perfect blend of modern design, comfort, and functionality. A former show home, this property features premium finishes and thoughtful upgrades throughout. The main floor welcomes you with a bright open-concept layout, filled with natural light and enhanced by designer fixtures. The seamless flow between the living, dining, and kitchen areas makes it ideal for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, two full bathrooms, and a convenient upper-floor laundry room. The Master Bedroom includes a walk-in closet and a 4-piece ensuite, while the remaining two bedrooms share a well-appointed main bath. The fully developed basement offers a versatile studio-style living space with a private rear entrance, complete with its own kitchen, full bathroom, and open living/sleeping area (Illegal Basement)—perfect for extended family or added flexibility. Step outside to a beautifully landscaped backyard featuring a deck, fire pit, and central air conditioning for year-round comfort.