



**2408, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2294560



\$222,900

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	537 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 309
Basement:	-	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: N/A

Experience the pinnacle of apartment living in the vibrant, highly sought-after community of Cornerstone. As a premier top-floor residence, this home offers a level of quiet, privacy, and natural light that is simply unmatched. Boasting the tallest ceiling height in the entire building, the space feels exceptionally airy, open, and executive-grade. The "Top Floor" Advantage Being positioned on the top level means no neighbors above you and an abundance of natural light pouring through oversized windows. The open-concept layout is designed for modern flow, seamlessly connecting the gourmet kitchen, dining area, and living room. Chef's Kitchen: A modern centerpiece featuring sleek quartz countertops, premium stainless steel appliances, and ample workspace for culinary creativity. Strategic Flex Space: Beyond the main living area, this unit features a dedicated office space. Whether you need a quiet work-from-home setup, a guest retreat, or organized additional storage, this flex room provides ultimate versatility. Organized Living: Practicality is built-in with a full laundry room and custom shelving throughout, ensuring every inch of the home is maximized for efficiency. Your Private Retreat The primary bedroom serves as a peaceful sanctuary, supported by a modern, full-feature bathroom. Step outside onto your private balcony to take in the neighborhood views and enjoy the fresh air from your high-vantage point. This pet-friendly property also includes the added security of one underground parking stall and a dedicated storage locker. World-Class Amenities: The "Private Club" Experience Life at Cornerstone offers a lifestyle typically reserved for luxury hotels. Residents enjoy exclusive access to: Fitness & Wellness: A fully equipped gym, plus dedicated yoga and spin studios. Entertainment: A high-end private theatre and an elegant owners'

lounge. Community & Nature: A quiet library, a dedicated kids' playroom, a community garden, and inviting outdoor picnic areas. Unbeatable Connectivity Ideally located for the modern professional, this home offers rapid access to major routes, ensuring your commute to the airport, downtown, or the rest of the city is effortless. Top Floor. Extra-Tall Ceilings. Dedicated Office. Underground Parking. This is more than a condo; it is a high-performance lifestyle opportunity in North Calgary. Experience the top-floor difference—book your private showing today.