



**3689 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2294619



\$599,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this exceptional TRICO HOMES BUILT FORMER SHOWHOME, ideally located in the sought-after community of Cornerstone. Showcasing upscale design, modern finishes and premium upgrades throughout, this beautifully appointed home reflects quality craftsmanship and thoughtful attention to detail. Main floor features an open floor plan perfectly suited for both entertaining and everyday family living offers a spacious living room flows in to the adjacent dining room, a thoughtfully designed kitchen highlighted by ample cabinetry, flows into the adjacent mudroom and powder room with a leading door to a generous sized deck is the perfect haven for family time, barbecues, relaxation and most importantly to create cherished memories in this spacious outdoor retreat. Upstairs, you'll find a well-appointed primary suite with a large walk-in closet and a stylish 4-piece ensuite, two additional generously sized bedrooms perfect for a growing family, guests or even a home office and a spacious BONUS ROOM completes this level. Unfinished lower level features a rear SEPARATE ENTRANCE provides incredible potential for customization and is awaiting your creative touches to transform it into the space of your dreams. To top it all off, there's a parking pad outback to fulfil your parking needs. The property is ideally located close to all the amenities you need—grocery stores, restaurants, schools and more—making it the perfect choice for those seeking a move-in ready home in a fantastic location. Don't miss out on this exceptional opportunity—schedule your viewing today and make this stunning home yours!