



**3603 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2139811



\$879,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2022 (2 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance

Inclusions: Basement: Stove, Washer/Dryer, Refrigerator, Hood-fan, Microwave, Dishwasher

LEGAL BASEMENT SUITE | 7 BEDROOMS | 5 FULL BATHROOMS | BEDROOM+ FULL BATH ON MAIN FLOOR | SPICE KITCHEN | DOUBLE ATTACHED GARAGE | DOUBLE MASTER BEDROOMS | Welcome to your dream home in the vibrant community of Cornerbrook, Calgary! This stunning front-garage property showcases exceptional craftsmanship and thoughtful upgrades, making it a true gem in the highly desired neighborhood. As the proud first owners, you will appreciate the meticulous care that has transformed this 7-bedroom residence into a luxurious haven. The home is designed to meet every lifestyle need, beginning with the main floor that welcomes you with a bedroom and full bathroom—ideal for guests or multigenerational living. The kitchen is a chef's delight, featuring quartz countertops, an oversized sink, stainless steel appliances, an upgraded backsplash, and a gas stove in the fully functional spice kitchen. Additional highlights include a glass chimney, upgraded cabinets, and extra drawers for ample storage. The open-concept main floor also boasts 9-foot ceilings, a spacious living and dining area, and large windows that fill the space with natural light. The oversized island and ceiling-height extended kitchen cabinets make this kitchen perfect for entertaining guests. Upstairs, you'll find two primary bedrooms, each with its own ensuite bathroom and walk-in closet, providing a rare and luxurious convenience. This level also includes two additional bedrooms, a generously sized bonus room, a full bathroom, and a laundry room. A separate side entrance leads to a newly built 2-bedroom legal suite, perfect for rental income or extended family living. This Legal suite is equipped with its own kitchen, living area, dining space, and laundry facilities, offering privacy and independence. Living in Cornerstone offers easy access to

major roadways such as the Airport, Stoney Trail, Metis, Deerfoot, and Country Hills. Residents also enjoy proximity to all major amenities. Don't miss the chance to tour this exquisite property. Check out the 3D tour and floor plan, and come see for yourself why this home won't last long on the market!