



**99 Cornerstone Road NE
Calgary, Alberta**

MLS # A2145282



\$874,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,614 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Conventional Lot, Backing Onto Park | No Neighbors Behind | East/West Facing | Stunning Finishes | Spice Kitchen with Gas Cooktop | Chef's Kitchen with Gas Cooktop | Quartz Countertops Throughout | Built-in Stainless Steel Appliances | Full Height Cabinets | Main Level Office | Incredible Living Space | Large Windows | 4-Bedrooms | 2.5-Bathrooms | Upper Level Family Room | Upper Level Laundry Room | Unfinished Basement with Legal Suite Permit | Front Attached Garage | Great Backyard. Welcome to your beautiful home in Cornerstone in the family friendly neighborhood backing onto a park! This home boasts 2614 SqFt throughout the main and upper levels with an additional 1040 SqFt in the unfinished basement with a legal basement suite permit for the future! The main level opens to a foyer with 18 Ft ceilings and closet storage. The open floor plan kitchen, dining and living rooms make this a perfect home for entertaining friends and family. The chef's kitchen is finished with full height cabinets, built-in stainless steel appliances, a gas cooktop, quartz countertops, modern backsplash and a grand centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen which is outfitted with a gas cooktop, stainless steel range hood and double basin sink. The spice kitchen is outfitted with pantry storage for dry goods. This connects through to the mudroom and interior garage door making grocery drop off easy! The dining and living rooms are bright with natural light as they face West overlooking the backyard and park! Off the dining room is a door that leads to the backyard making indoor/outdoor living easy! The living room is centred with an electric fireplace with a floor to ceilings stone accent wall. The main level home office is a great addition to a work-from-home lifestyle or even a space for overnight guests. Upstairs is finished with plush

carpet flooring throughout the 4 bedrooms and family room. The primary bedroom is expansive, this is paired with a walk-in closet and a 5pc ensuite bathroom with a deep soaking jet tub, walk-in shower, double vanity and private washing closet. Bedrooms 2, 3 & 4 are all great sized! These share the main 4pc bathroom with a tub/shower combo. The upper-level family room is a great space for evening relaxation with the family! Downstairs is an unfinished basement with a permit for a legal basement suite which is a great option for the future! Outside is a great yard that backs directly onto the park! This home is located a minutes' walk from the future K-6 public school site! The front attached garage and driveway allow for 4 vehicles to be parked at any time with street parking readily available too! Hurry and book a showing at this incredible home today!