



**41 Cornerstone Parade NE
Calgary, Alberta**

MLS # A2148494



\$849,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Spice Kitchen: Gas Stove, Range Hood

Main Level Bedroom | Main Level 3pc Bath | Central Air Conditioning | Chef's Kitchen | Stainless Steel Appliances | Full Height Cabinets | Granite Countertops | Spice Kitchen | Gas Stove | 2 Upper Level Primary Bedrooms | Upper Level Family Room | Upper Level Laundry Room | Texture Accent Walls | High Ceilings | Ample Natural Lighting | Pot Lighting | Side Entry to Basement | Large Backyard | Front Attached Double Garage & Driveway. Welcome to this stunning 2-storey family home boasting 2421 SqFt throughout the main and upper levels with an additional 912 SqFt in the unfinished basement ready to grow with your family! The main level has a bright and spacious open floor plan with a comfortable living space. The kitchen is Chef's kitchen finished with granite countertops, full height cabinets, stainless steel appliances and a large centre island with barstool seating. Keep this kitchen in immaculate condition and use the spice kitchen! The spice kitchen is outfitted with a gas stove, range hood, a single basin sink and additional cabinet storage. The open floor plan kitchen, dining and living rooms are great for entertaining friends and family! This space is full of natural light with large windows that overlook the backyard. Off the dining room are sliding glass doors that lead to the backyard for an easy indoor/outdoor lifestyle. The living room has a beautiful textured accent wall that adds a flare and pop to colour. The main level has a bedroom and 3pc bath which is great for multigenerational living or overnight guests! This level is complete with a mudroom with built-in storage off the interior garage door that connects through to the spice kitchen for easy grocery drops! Upstairs holds 4 bedrooms (2 primary with ensuites & 2 additional), 3 bathrooms, a family room and laundry room. The 1st primary bedroom is expansive with large windows that overlook the backyard, a

deep walk-in closet with built-in organizers and a 5pc ensuite bath. The ensuite has a double vanity, soaking tub and walk-in shower. The 2nd primary bedroom has a 5pc ensuite that leads to a walk-in closet. Bedrooms 3 & 4 upstairs are both a great size and these share the main 3pc bathroom. The family room upstairs has an accent wall and plush carpet flooring making this a great space to unwind in the evenings. The laundry room located on this level is an added convenience as it is located near the bedrooms. Downstairs, the unfinished basement has a side entry and rough-in plumbing. This space is ready to grow with your family's needs! The large backyard is a blank canvas ready for you to make it your own! With space for a deck & lawn, the opportunities are endless. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this incredible home today!