



**63 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2152676**



**\$769,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Hail Special !!!!! Huge price reduction with quick possession availability.

Welcome to this fantastic house with subtle touches of elegance nestled in a convenient and charming location in Cornerstone, conveys luxury and is as stylish as it is functional throughout boasting great attention to detail to create a feast for the eyes and comfort to the soul. This absolute pinnacle of living with DOUBLE ATTACHED GARAGE with 50 Amp EV Charger AND FULLY FINISHED BASEMENT is designed for ultimate entertaining to intrigue all the senses offers rooms of privacy and relaxation, but also entertainment on a grand scale. A blend of traditional beauty and modern design with exceptional natural light throughout creating a beautiful aesthetic of livability. As you enter the grand foyer your eyes are taken by the elegance of the main level offers an impressive living room awaits and leads you to a chef's dream kitchen, adjacent dining area, powder room, main floor office and a leading door to a tiered concrete patio in the gorgeous fully fenced sideyard providing year-round enjoyment. Upper level offers a decadent master suite boasts a huge walk-in closet, two more good sized bedrooms, full bathroom and a spacious bonus room exudes quality with not to be missed is the convenience of upper floor laundry facilities. Delightful lower level was developed by the builder offers a spacious bedroom, huge family room, a full bathroom and a wet bar completes this level. Curb appeal abounds for this charming house showcases diversity of living with an ease of access to all the nearby amenities. While maintaining an intimate charm, this well kept secret exemplifying the best of Cornerstone offers a modern, family-friendly lifestyle to enjoy for many years to come. Kindly book your private viewing today as this home offers unequalled opportunity, don't hesitate and lose

out on this incredible offering as this house must be seen to truly be appreciated for all that it is!