



**1332, 76 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2161521**



**\$364,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	688 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Land		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

HOME SWEET HOME! This is your opportunity to indulge in maintenance free living in this stunning and modern 3rd floor condo situated in the sought-after &ldquo;Legends of Cornerstone&rsquo; building in the desirable community of Cornerstone. This chic unit was custom-built in 2021 offering 3 bedrooms, 1.5 bathrooms and 2 PARKING STALLS. As you walk into this spacious, sun-drenched unit you will notice the sophisticated, open concept floor plan with a gourmet gleaming white kitchen with a quartz peninsula island/breakfast bar, stainless steel appliances, stylish backsplash, ample counter and cabinet space. 3 spacious bedrooms make this ideal for anyone looking for a guest room or for extra space for a home office. The magnificent master retreat has a walk-in closet and a terrific 4 piece ensuite bathroom. Completing this charming condo is another convenient vanity bathroom, 9 foot ceilings, in-suite laundry room with additional storage space and a balcony to enjoy your tranquil views. This unit features 2 TITLED PARKING SPOTS-one underground and 1 surface stall and a separate TITLED STORAGE LOCKER, making this a rare find you simply don't want to miss out on! Exclusive building amenities include a fitness/yoga centre, entertainment/media room, courtyard with a garden area, kids play room and a pet spa! Located close to all major amenities including schools, public transportation, parks, shopping, restaurants and major roadways. This is an unbelievable opportunity for first-time home buyers and investors alike! Book your private viewing of this GEM today!