



GRASSROOTS
REALTY GROUP

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3924 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2191625



\$729,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,020 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer		

****Legal Basement Suite**** | Backing Onto Greenspace | No Neighbours Behind | 3-Storey Home | Vaulted Upper Level | 2-Primary Bedrooms | Sparkling Kitchen | Gas Stove | Full Height Cabinets | Island | Pantry | Expansive Open Floor Plan | Custom Closets | Mid Level Laundry | Separate Entry to Legal Basement Suite | Basement Laundry | High Ceilings | Large Bedroom | Walk-in Closets | Spacious Backyard | Deck | Patio | Rear Parking | Alley Access. Welcome to your meticulous 3-storey family home boasting 2,020SqFt throughout the main and upper levels with an additional 722SqFt in the legal basement suite. The front door opens to a sizeable foyer with closet storage for a clean and organized space. The open floor plan main level is beaming with natural light pouring in through the large windows. The front living room is spacious and comfortable. The dining and kitchen blending into one makes this a perfect space for entertaining friends and family. The kitchen is outfitted with quartz countertops, full height upper cabinets, stainless steel appliances, a gas stove and a stunning checkered backsplash behind. The centred island has barstool seating great for small meals or socializing while you cook. The rear mud room leads to the back deck, patio and yard making indoor/outdoor living easy! Your backyard and alley leads directly onto a greenspace with no neighbour behind. The main level is complete with a 2pc bath. Upstairs to the 2nd level is finished with plush carpet flooring for comfort. The 3 bedrooms on this level are all a great size. The first primary bedroom is partnered with a walk-in closet and private 3pc ensuite bath with a walk-in shower. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo. This level holds the stacked washer/dryer set and storage space for cleaning supplies. The uppermost level is a personal oasis primary bedroom.

This primary has vaulted ceilings, a massive custom wardrobe and a private 4pc ensuite with a double vanity. Downstairs, the legal 1 bedroom basement suite has a separate side entry that leads to a foyer space and storage. The basement floor plan is an excellent layout with an open kitchen and rec room which allows for both living and dining space. The kitchen is outfitted with ample cabinet storage, laminate countertops and stainless steel appliances. The basement bedroom is a great size and has a walk-in closet. The laundry is a stacked washer/dryer set tucked into a closet to not take away from any living space. The 4pc bath on this level has a tub/shower combo and single vanity with storage. Outside your home is an incredible space to enjoy in the summer months! The deck and patio allow for outdoor dining and the lawn is a great space for kids to play. With a direct access to the greenspace behind this home, the kids will always have additional grass to play! Hurry and book a showing at this incredible family home today!