

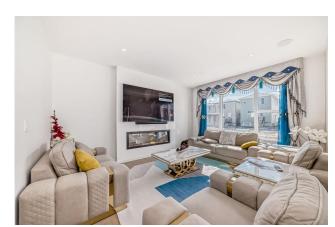
3610 CORNERSTONE Boulevard, Calgary T3N 2E3

Private Yard

A2125707 04/24/24 List Price: **\$825,000** MLS®#: Area: Cornerstone Listing

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2023 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

3,143 sqft Ttl Sqft: 1.949

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,949

25

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Other

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: Asphalt Shingle, Asphalt/Gravel Construction:

Heating: Forced Air Concrete, Stone, Vinyl Siding

> Flooring: Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Oven, Electric Stove, Freezer, Microwave, Washer/Dryer

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance

Utilities:

Sewer:

Ext Feat:

Room Information

Room Level Dimensions Room Level **Dimensions Bedroom - Primary** Second 12`11" x 11`11" **Bedroom** Second 10'9" x 9'11" **Bedroom** Second 11`9" x 13`7" 2pc Bathroom Lower 4`11" x 5`2" 4pc Bathroom Second 8`2" x 5`0" 5pc Ensuite bath Second 9`6" x 9`2" **Bonus Room** Second 11`7" x 13`0" 3`7" x 5`4" Laundry Second **Living Room** Main 12`11" x 15`9" **Dining Room** Main 11`4" x 10`1" Kitchen Main 11`7" x 10`1" **Pantry** Main 2`6" x 5`3"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2210463**

Remarks

Pub Rmks:

Welcome to your dream home in Cornerstone, NE Calgary with a SIDE ENTRANCE and a attached DOUBLE GARAGE.. This THREE-BEDROOM with a BONUS ROOM was Built with meticulous attention to detail in 2024 . This stunning residence offers a harmonious blend of comfort and style. Step inside to discover an inviting open-concept layout, flooded with natural light that accentuates the sleek design elements throughout. The spacious living area is perfect for entertaining guests or unwinding with loved ones after a long day. With high ceilings and tasteful finishes, every corner exudes a sense of luxury and warmth. The gourmet kitchen is a chef's delight, featuring premium stainless steel appliances, and ample cabinet space. From casual breakfasts to gourmet dinners, this kitchen is sure to inspire your inner chef. Retreat to the lavish primary suite, where tranquillity awaits. This sanctuary boasts a generously sized bedroom, a walk-in closet, and an ensuite bathroom. Additionally, this home offers two more well-appointed bedrooms, perfect for family members or guests. Located in the desirable Cornerstone NE Calgary community, residents enjoy access to an array of amenities, including parks, playgrounds, walking paths, and more. Plus, with convenient access to schools, shopping, dining, and major transportation routes, everything you need is just moments away. Don't miss this opportunity to own a piece of luxury living in Cornerstone NE Calgary. Schedule your showing today and experience the epitome of modern elegance. Your dream home awaits!

Inclusions: NONE

Property Listed By: Melcom Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

