

**3608 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2293385**



**\$769,600**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**6 BEDROOMS | 4 BATHROOMS | MAIN FLOOR BEDROOM + FULL BATHROOM | SPICE KITCHEN | ILLEGAL BASEMENT SUITE |**  
 Welcome to this beautifully designed and spacious home located at 3608 Cornerstone Blvd NE, offering the perfect combination of comfort, functionality, and income potential. Situated in the vibrant community of Cornerstone, this property is ideal for growing families or homeowners looking for a mortgage helper. As you enter the home, you are welcomed by a versatile main-floor bedroom, perfect for elderly parents or it can also be used as a home office. The open-concept layout leads into a large and modern kitchen designed for both everyday living and entertaining. It features built-in appliances, including a microwave and wall oven, along with a separate spice kitchen equipped with a gas stove—ideal for preparing flavorful meals while keeping the main kitchen tidy. The bright and inviting living room is centered around an elegant electric fireplace, creating a warm and comfortable space to gather with family and friends. A main-floor bedroom and full bathroom provide added convenience, making it perfect for guests, extended family, or multigenerational living. Upstairs, you’ll find an additional family bonus room, offering a cozy second living area for relaxation or movie nights. This level also includes three generously sized bedrooms including a luxurious primary suite featuring a spa-inspired 5-piece ensuite with a soaking tub, separate glass shower, and ample space to unwind. The fully finished basement includes a 2-bedroom illegal suite with a separate entrance, providing excellent income potential or comfortable accommodation for extended family members. Located in the thriving community of Cornerstone in Calgary, this home offers easy access to parks, schools, shopping, restaurants, and major

roadways, making daily commuting and errands convenient. This is a fantastic opportunity to own a spacious home with built-in rental potential in one of Calgary's growing communities. Don't miss your chance—schedule your private showing today!