

# **\$674,900 - 3626 Cornerstone Boulevard, Calgary**

MLS® #A2210461

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Residential on 0.08 Acres

Cornerstone., Calgary, Alberta

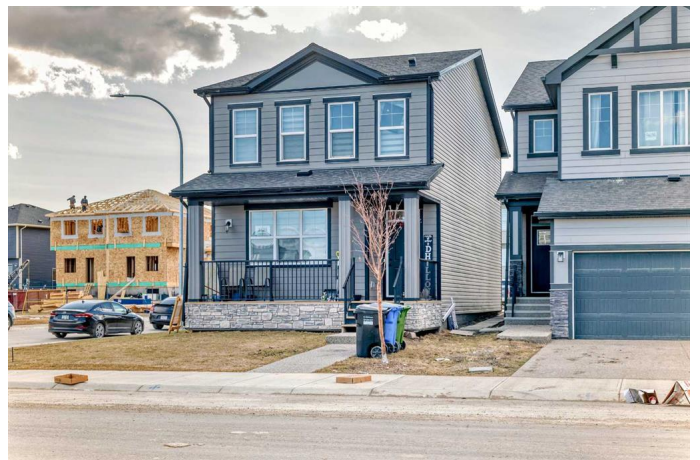
Welcome to this beautifully upgraded home on a massive corner lot in the vibrant community of Cornerstone NE Calgary! This stunning property offers 4 spacious bedrooms and 3 full bathrooms, including a convenient main floor bedroom with a full bath – perfect for guests or multi-generational living.

Step into an inviting open-concept layout featuring a sun-filled living room, dining area, and a fully upgraded kitchen equipped with a gas stove, chimney hood fan, and modern finishes throughout. Thanks to the corner lot, this home is flooded with natural sunlight all day long through its abundance of windows.

The corner lot also provides plenty of parking space for guests, adding to the home's convenience and curb appeal.

Upstairs, you'll find 3 generously sized bedrooms, including a primary bedroom with a 3-piece ensuite and standing shower, a large bonus room with a bright window, and a separate laundry area for added functionality. All bedroom closets come with custom MDF shelving, making organization easy – a thoughtful upgrade the owners invested in for your comfort.

The main floor boasts elegant hardwood flooring, Extra pot lights and most of the exterior is wrapped in durable Hardie board siding, providing both style and extra



protection against hailstorms.

Additional highlights include a side entrance with two egress windows in the basement – offering potential for a future 2-bedroom basement (subject to City approval). There’s also ample space for a future triple car garage (also subject to City approval).

This is a perfect opportunity to own a truly functional, upgraded home on a rare corner lot with tons of natural light and extra parking – don’t miss your chance!

BOOK YOUR VIEWING TODAY

Built in 2021

**Essential Information**

MLS® #	A2210461
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,807
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3626 Cornerstone Boulevard
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2E3

## Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Gravel Driveway, Off Street, Parking Pad

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame, Glass
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	9
Zoning	RG
HOA Fees	53
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Realty Executives Pioneers
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