

\$619,900 - 3640 Cornerstone Boulevard Ne, Calgary

MLS® #A2160723

\$619,900

4 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.06 Acres

Cornerstone, Calgary, Alberta

Brand New Duplex in Cornerstone | 1600.71 Sq. Ft. | 4 Beds | 3 Baths | Main Floor Full Bed & Bath | Open Concept Living & Dining Room | Upgraded Kitchen | Standing Shower & Jacuzzi Tub in Primary Ensuite | Upstairs Laundry with installed Washer & Dryer | 9Ft Basement Foundation with Separate Entrance & 2 Window Wells | New Home Warranty | Unbeatable location with nearby amenities. Welcome to 3640 Cornerstone Boulevard, READY TO MOVE IN, NEVER OCCUPIED DUPLEX waiting to be your next home, in the coveted and desirable community of Cornerstone. This property offers you an open concept living on the MAIN FLOOR WITH A CONVENIENCE OF BEDROOM & FULL BATHROOM for your elderly parents and guests. The U-SHAPED KITCHEN is well placed to offer much needed privacy, comes equipped with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, DESIGNER BACKSPLASH, PANTRY AND TO THE CEILING KITCHEN CABINETS adding to the elegance and proving overall modern look & feel. This level also offers you rear mudroom and additional storage closets on both front and back side. Going upstairs you will observe a window in the staircase bringing in the natural light through the day. Good sized primary bedroom comes with WALK IN CLOSET, UPGRADED 5-PIECE ENSUITE featuring DOUBLE VANITY, WALK IN STANDING SHOWER AND A MODERN JACUZZI TUB. This level also offers 2



additional bedrooms, sharing a common bathroom and the CONVENIENCE OF UPSTAIRS LAUNDRY WITH INSTALLED WASHER & DRYER. 725.74 Sq. Ft. of unfinished basement is waiting for further development, FEATURING 9FT HEIGHT, SEPARATE EXTERIOR ENTRANCE, 2 EGRESS SIZED WINDOW WELLS AND FUTURE BATHROOM ROUGH INS. This property is very conveniently located at walking distance from nearby bus stops, playgrounds, pond and under construction retail plaza. The residents of Cornerstone have EASY ACCESS TO HIGHSTREET RETAIL PLAZA in a few minutes featuring CHALO FRESHCO, SHOPPERS DRUG MART, TIM HORTONS AND MAJOR BANKS. Commuting from this location is a breeze with easy access to Country Hills Blvd and Stoney Trail making it favorable for both homeowners and tenants. This property offers you peace of mind with a NEW HOME WARRANTY PROGRAM. Why wait to get a possession and pay for upgrades when you have this property ready to move in. Check the 3D tour and book your showing today.

Built in 2024

Essential Information

MLS® #	A2160723
Price	\$619,900
Sold Price	\$619,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,601
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3640 Cornerstone Boulevard Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2E3

Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 9th, 2024
Days on Market	13
Zoning	R-G
HOA Fees	52.50

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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