

9 Cornerstone Parade NE
Calgary, Alberta

MLS # A2211488

\$979,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this property in a sought after neighbourhood of Cornerstone. This property sits on a corner lot and is a prime example of upscale living in Northeast, Calgary. The home features 6 bedrooms, 4.5 bathrooms, with \$55,000 of upgrades in the kitchen alone. With an open concept layout, the main floor includes a gourmet kitchen, with a massive centre island, every chefs dream! Upstairs contains 4 bedrooms, with 2 master suites. Basement is a 2 bedroom legal suite, with a separate side entrance, great for extra rental income to keep costs down! Owner guarantees fresh coat before possession date, to give it a new home shine. Both upstairs and basement are currently occupied by tenants, please give earliest possible notice for viewing. Price decreased by \$5000 as landscaping credit.