

**1332, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2161521



\$364,900

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	688 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Land		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

HOME SWEET HOME! This is your opportunity to indulge in maintenance free living in this stunning and modern 3rd floor condo situated in the sought-after "Legends of Cornerstone" building in the desirable community of Cornerstone. This chic unit was custom-built in 2021 offering 3 bedrooms, 1.5 bathrooms and 2 PARKING STALLS. As you walk into this spacious, sun-drenched unit you will notice the sophisticated, open concept floor plan with a gourmet gleaming white kitchen with a quartz peninsula island/breakfast bar, stainless steel appliances, stylish backsplash, ample counter and cabinet space. 3 spacious bedrooms make this ideal for anyone looking for a guest room or for extra space for a home office. The magnificent master retreat has a walk-in closet and a terrific 4 piece ensuite bathroom. Completing this charming condo is another convenient vanity bathroom, 9 foot ceilings, in-suite laundry room with additional storage space and a balcony to enjoy your tranquil views. This unit features 2 TITLED PARKING SPOTS-one underground and 1 surface stall and a separate TITLED STORAGE LOCKER, making this a rare find you simply don't want to miss out on! Exclusive building amenities include a fitness/yoga centre, entertainment/media room, courtyard with a garden area, kids play room and a pet spa! Located close to all major amenities including schools, public transportation, parks, shopping, restaurants and major roadways. This is an unbelievable opportunity for first-time home buyers and investors alike! Book your private viewing of this GEM today!