



GRASSROOTS
REALTY GROUP

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684 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2230622



\$628,999

Division:	Cornerstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

CORNER UNIT | NO CONDO FEES | 4 BEDROOMS + 3.5 BATHROOMS | 1-BEDROOM BASEMENT ILLEGAL SUITE | SEPARATE SIDE ENTRANCE | DOUBLE DETACHED GARAGE Welcome to this beautifully designed townhouse in the highly sought-after community of Cornerstone, Calgary, offering modern living with no condo fees! Whether you're a growing family or an investor, this home is packed with value — featuring a 1-bedroom basement suite (illegal)with a separate entrance, perfect as a mortgage helper or private space for extended family. The main floor features an open-concept layout with a stylish kitchen, premium finishes, spacious living area, designated dining space, and a convenient powder room. Upstairs, you'll find three generously sized bedrooms, including a luxurious Master bedroom with a private ensuite, plus another full bathroom for the secondary bedrooms. The fully developed basement offers a 1-bedroom suite (illegal), complete with its own kitchen, full bathroom, living space, and private side entrance — adding flexibility and rental income potential. Enjoy outdoor living with a private fenced yard and double detached garage for secure parking and extra storage. Located in one of Calgary's fastest-growing communities, you'll have easy access to Stoney Trail, Deerfoot Trail, Country Hills Blvd, along with schools, parks, public transit, and shopping. This is a rare opportunity to own a fully finished home with no condo fees and incredible potential — don't miss out! Book your private showing today!