



**GRASSROOTS**  
REALTY GROUP

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**1118 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2238090**



**\$464,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 214
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

CORNER UNIT TOWNHOME! LOW CONDO FEE! CLOSE TO YYC AIRPORT! SHOPPING AND TRANSIT NEARBY! WELCOME to this BRAND NEW 3 STOREY TOWNHOME IN THE MOST SOUGHT AFTER COMMUNITY OF CORNERSTONE! This TOWNHOME is LOCATED in CORNERSTONE'S NEWEST TOWNHOME COMPLEX CALLED THE CENTRO! This TOWNHOME FEATURES LUXURY VINYL PLANK FLOORING, TEXTURED KITCHEN CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES AND AN ATTACHED TANDEM SINGLE CAR GARAGE (FIITS 2 VEHICLES). The MAIN FOYER is CONVENIENTLY LOCATED NEXT TO YOUR GARAGE. On the SECOND LEVEL you will find your LOVELY UPGRADED KITCHEN OVER LOOKING YOUR HUGE DINING AND LIVING ROOM (FEATURING 9 FT CEILINGS!). The KITCHEN ITSELF IS DESIGNED ELEGANTLY WITH STORAGE IN MIND AS WELL AS CONVENIENCE with a KITCHEN ISLAND, CABINETS TO THE TOP OF THE CEILING AND A MICROWAVE HOOD FAN! Behind the KITCHEN IS YOUR HUGE BALCONY THAT IS PERFECT FOR BBQING! There is also an ADDITIONAL 2PC BATHROOM ON THE MAIN FLOOR! On the THIRD LEVEL, you will find 3 BEDS (ONE OF WHICH IS THE GRAND MASTER BEDROOM FEATURING A WALK-IN CLOSET AND A 3 PC ENSUITE!) PLUS AN ADDITIONAL 4 PC BATHROOM AND YOUR LAUNDRY AREA! THE LAUNDRY AREA BEING ON THE THIRD LEVEL MAKES IT VERY CONVENIENT FOR LAUNDRY DAYS! This ENTIRE TOWNHOME AND TOWNHOME COMPLEX IS BUILT TO MAKE LIFE EASIER, WHETHER ITS THE THIRD FLOOR LAUNDRY OR THE CONVENIENCE OF BEING IN WALKING DISTANCE TO CHALO FRESHCO, BMO, TIM HORTONS AND MANY MORE LOCAL

DELIGHTS! BOOK YOUR SHOWING TODAY!