



GRASSROOTS
REALTY GROUP

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1182 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2244865



\$597,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,658 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Concrete, Other	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Kitchen Island		

Inclusions: None

Showhome Quality Home in a Prime Location | 3 Bed | 2.5 Bath | Side Entrance | Beautiful Glass Kitchen Cabinets | Spacious Bedrooms

This stunning, showhome-quality residence in Calgary's master-planned community of Cornerstone offers exceptional upgrades and a smart, functional layout. The open-concept main floor features a bright living area with large windows, premium flooring, and a beautifully upgraded kitchen showcasing elegant glass cabinets, chimney-style hood fan, gas stove, stylish backsplash, walk-in pantry with French doors, and upgraded appliances. Upstairs, you'll find three spacious bedrooms and a generous bonus room. The primary suite includes a walk-in closet and private ensuite with a sleek standing shower, while a full 3-piece bathroom with tub serves the additional bedrooms. A separate side entrance provides excellent potential for future basement development. Designed for comfort and natural light throughout. Conveniently located within walking distance to Chalo FreshCo, Tim Hortons, Dollarama, and bus stops. Close to the future Dashmesh Culture Centre Gurdwara Sahib site and planned C-Train station. Easy access to major routes, Amazon warehouse, and Calgary International Airport. An ideal choice for first-time buyers or future investors.