



GRASSROOTS
REALTY GROUP

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1236 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2247547



\$599,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Exhaust Fan, Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Asphalt, Concrete, Other, Shingle Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

Stunning Almost-New Duplex in Cornerstone – A Must-See! Discover modern living in this beautifully designed duplex in the vibrant community of Cornerstone! Featuring an open-concept floor plan, this home welcomes you with a spacious front-facing living room, seamlessly flowing into the elegant dining area and a gorgeous, tucked-away kitchen. Chef’s Dream Kitchen, Stunning center island, Beautiful cabinetry with clean, modern look. Stainless steel appliances for a stylish touch. Large pantry for all your storage needs Bright, wide window flooding the space with natural light. Upper-Level Comfort- 3 spacious bedrooms + a versatile bonus room, Primary room with a 3-piece ensuite & walk-in closet. Unfinished Basement – Endless Potential! 9-ft ceilings for a spacious feel, Separate exterior entrance. Rough-ins for a future bathroom – customize to your needs. Prime Location & Unbeatable Convenience! Steps from playgrounds, shopping & the new Chalo FreshCo Plaza. 5 minutes to CrossIron Mills Mall. 10 minutes to Calgary International Airport. Quick access to Deerfoot & Stoney Trail – easy commuting! This gem won’t last long! Book your private showing today!