



**GRASSROOTS**  
REALTY GROUP

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**1463 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2248838**



**\$559,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Brand New Row House in Cornerstone Welcome to this beautiful brand-new row house located in the vibrant and fast-growing community of Cornerstone. This modern home features a thoughtfully designed main floor layout that includes a spacious kitchen with a dining nook, a versatile den, and a bright, open-concept great room—perfect for family living and entertaining. Upstairs, you’ll find a generous primary bedroom complete with a walk-in closet and a private 4-piece ensuite bathroom. The second floor also offers two additional bedrooms, a shared full bathroom, and a convenient laundry room. The home includes an undeveloped basement with a separate side entrance, offering incredible potential to build a legal/rental suite. The proposed layout can accommodate a living area, one bedroom, kitchen, and a full bathroom, ideal for future rental income or multigenerational living. Living in Cornerstone offers access to major roadways such as Airport, Stoney Trail, Metis, Deerfoot and Country Hills. Residents also enjoy proximity to all major amenities. Don't miss this opportunity to own a brand-new home in one of Calgary's most desirable new communities. Quick possession available!