



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1244 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2250860**



**\$599,900**

|                  |                                                     |               |                  |
|------------------|-----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                                         |               |                  |
| <b>Type:</b>     | Residential/Duplex                                  |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                     |               |                  |
| <b>Size:</b>     | 1,647 sq.ft.                                        | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Carport, Off Street                                 |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                           |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Paved, Rectangular Lot |               |                  |

|                    |                                                            |                   |      |
|--------------------|------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding                                  | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -    |

**Features:** Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** -

Situated on a sunny corner lot, this beautifully designed home offers stylish comfort, flexible living space and exciting future potential. The charming front porch sets a welcoming tone, ideal for morning coffees or relaxing evenings. Inside, a calming neutral palette and designer lighting create a warm and inviting atmosphere. The spacious front living room is flooded with natural light from oversized windows, while the central dining area seamlessly connects to the show-stopping kitchen, perfect for hosting and everyday family life. This culinary hub features stainless steel appliances, crisp white cabinetry, a large island with casual seating, a pantry for extra storage and chic gold-tone fixtures that add a modern touch. A tucked-away powder room ensures privacy. Upstairs, the central bonus room with an elegant wallpaper feature wall adds valuable versatility for a playroom, media lounge or home office. Retreat at the end of the day to the serene primary suite featuring a large walk-in closet and a private 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom provide space for family or guests. The unfinished basement with a separate side entrance offers excellent potential for a future legal/illegal suite, adding long-term value and flexibility. There are more than \$40000.00 upgrades in this house (Floorings, appliances, bathrooms, bedrooms, electricals , plumbing's and extra window in basement ). This house has a new roof , sidings and gutters. House Outside, the extra-deep backyard is fully fenced and ready for enjoyment with plenty of grassy space for kids and pets to play, plus ample room for a future garage. Located in the vibrant community of Cornerstone, residents enjoy access to 180 acres of natural wetlands, 14 km of scenic pathways and 95 acres of dedicated park space. With four existing parks, three playgrounds, a cricket pitch and a growing number of

amenities including plans for Calgary’s first Major Activity Centre, this is a neighborhood built for connection, activity and future growth. Thoughtful planning ensures five major access points for a smooth commute and everyday convenience. Stylish, spacious, and full of possibility, this is one to see!