



GRASSROOTS
REALTY GROUP

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1713 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2259976



\$435,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,564 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 267
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	(M-1)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		

Inclusions: T.V. mounts in living room and master bedroom

From the moment you step inside, it's clear this home has been meticulously cared for. Every detail shines—from the flawless paint and trim to the pristine flooring and like-new appliances. Welcome to 1713 Cornerstone Boulevard NE, a stunning 3 Bedroom, 2.5 Bath home offering 1,556 sq. ft. of stylish, move-in-ready living space—all without the new-build price tag! The double attached garage not only provides secure parking for two vehicles but also that much-needed extra storage. Out front, you'll find ample guest parking right at your doorstep—an often-overlooked convenience that makes coming and going effortless. Inside, the entry level features a versatile flex space—perfect for a home office, media room, or personal gym. Head upstairs and you'll immediately notice the builder upgrades throughout: luxury vinyl plank flooring, quartz countertops, modern fixtures, and a bright open-concept design. The kitchen takes center stage with its generous island, sleek cabinetry, and abundant storage—an entertainer's dream! Step out onto the east-facing deck to enjoy your morning coffee in the sunshine, complete with a BBQ gas hookup. Overlooking the playground, it's an ideal spot to relax while keeping an eye on the kids at play. Upstairs, the spacious primary suite offers a private retreat with its own 4-piece ensuite, quartz counters, and generous closet space. Two additional bedrooms and another full bath complete this family-friendly layout. Set in the vibrant, growing community of Cornerstone, this home offers wide streets, beautiful green spaces, and future-focused planning with six schools and two community centres underway. With quick access to Stoney Trail, nearby shopping and dining, transit connections, and a planned future LRT station—this is a

community designed for both convenience and long-term value. Don't miss out—book your private showing today and see why this home checks all the boxes!