

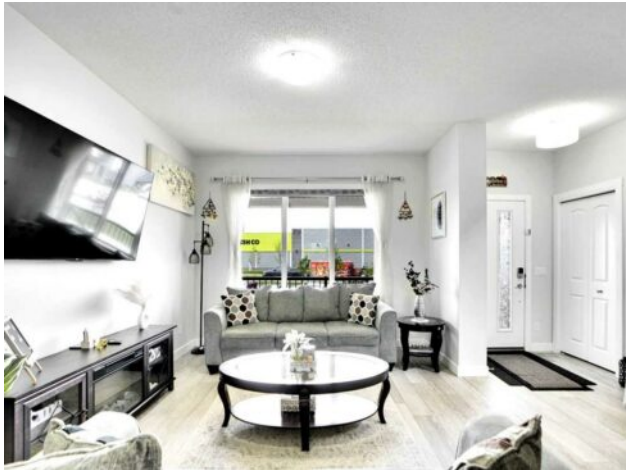


GRASSROOTS
REALTY GROUP

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1182 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2263885



\$579,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,658 sq.ft.	Age:	2021 (4 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:	Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Other	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Kitchen Island		

Inclusions: NONE

Open House:- SUN 1PM TO 3PM. Luxurious and Upgraded Home in a Prime Location | 3 Bed | 2.5 Bath | Side Entrance | Elegant Glass Kitchen Cabinets | Two Basement Windows | Premium Finishes Throughout | This beautifully designed luxury residence in Calgary's master-planned community of Cornerstone showcases exceptional craftsmanship, high-end finishes, and a functional open-concept layout. The main floor features a bright and spacious living area with large windows, premium flooring, and an upgraded kitchen complete with elegant glass cabinets, chimney-style hood fan, gas stove, stylish backsplash, walk-in pantry with French doors, and stainless steel appliances. Upstairs, you'll find three spacious bedrooms and a generous bonus room. The primary suite includes a walk-in closet and a private ensuite with a sleek standing shower, while a full 3-piece bathroom with tub serves the additional bedrooms. A separate side entrance and two basement windows provide excellent potential for future basement development. The exterior is thoughtfully equipped with HOT & COLD WATER TAPS in the backyard, ideal for gardening or outdoor cleaning needs. Conveniently located within walking distance to Chalo FreshCo, Tim Hortons, Dollarama, and bus stops. Close to the future Dashmesh Culture Centre GURUDWARA SAHIB site and planned C-TRAIN STATION. Easy access to major routes, the Amazon warehouse, and Calgary International Airport. A perfect combination of luxury, comfort, and practicality—ideal for growing families or investors.