

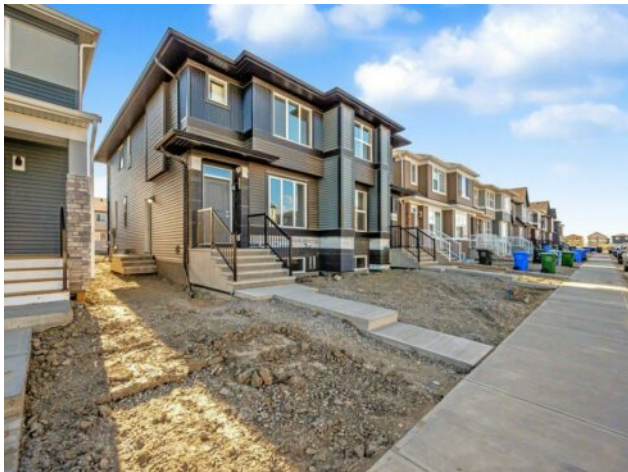


GRASSROOTS
REALTY GROUP

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1945 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2265508



\$589,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,571 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this brand new, modern home in the highly desirable community of Cornerstone! This east-facing residence offers a low-maintenance lifestyle and a fantastic location just steps away from upcoming retail shops, banks, and restaurants, with the future Calgary C-Train line only minutes away. As you enter, you're greeted by a spacious foyer with a convenient closet and a bright, open living area featuring large windows that fill the space with natural light - perfect for cozy gatherings. The 9 foot ceilings on the main floor enhance the open, airy feel throughout. The chef-inspired kitchen boasts quartz countertops, upgraded cabinetry, stainless steel appliances, a stylish backsplash, vinyl plank flooring, and pot lights for a modern touch. Upstairs, you'll find three generous bedrooms and a convenient laundry closet. The primary suite offers a relaxing retreat with a 4-piece ensuite and a walk-in closet. Located minutes from Stoney Trail, Calgary International Airport, CrossIron Mills, schools, and grocery stores, this home combines modern comfort, convenience, and accessibility—a perfect choice for families or investors alike!