



GRASSROOTS
REALTY GROUP

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1174 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2266792



\$534,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,593 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautiful semi-detached home offering a perfect blend of comfort, style, and convenience. Featuring 3 spacious bedrooms and 2.5 modern washrooms, this property is thoughtfully designed to meet the needs of families, professionals, or investors alike. The bright and open layout creates a warm and inviting atmosphere, while large windows allow natural light to flow throughout the home. The main level boasts a functional floor plan with a welcoming living and dining area, ideal for entertaining guests or enjoying quiet family evenings. A well-appointed kitchen provides ample storage and workspace, making meal preparation both easy and enjoyable. Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own ensuite washroom for added privacy and comfort. Adding to its value, this home includes a separate basement entrance, offering endless possibilities such as rental income potential, in-law accommodation, or a private office setup. The convenience of a parking pad ensures you always have a dedicated spot, a rare and desirable feature. Located in a prime area close to shopping complexes, schools, parks Tim Hortons, Chalo FreshCo, Shoppers, Dollarama, Restaurant and transit, this home provides everything you need within minutes. Whether you're a first-time buyer, growing family, or investor, this property checks all the boxes.