



GRASSROOTS
REALTY GROUP

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**2021 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2278960



\$530,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Brand new quick possession duplex by Shane Homes, thoughtfully designed for modern living. This home offers 3 bedrooms upstairs plus a versatile flex room, perfect for a home office, play space, or cozy lounge. Enjoy the convenience of upstairs laundry and unwind in the primary bedroom featuring a walk-in closet and private ensuite. The main level showcases an open-concept layout with a spacious kitchen island, walk-in pantry, and plenty of room to entertain or relax. A side entry door adds future potential, while the unfinished basement is ready for your vision. Located in Cornerstone, this home blends style, function, and flexibility.