



GRASSROOTS
REALTY GROUP

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1162 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2292580



\$569,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,412 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

4 BED | 3.5 BATH | LEGAL BASEMENT SUITE | SEPARATE BASEMENT ENTRY | HIGH-END FINISHES | PRIME LOCATION |
Welcome to this beautifully upgraded half-duplex in the vibrant and fast-growing community of Cornerstone. Offering 1412 sq. ft. of thoughtfully designed living space, this modern home features an open-concept layout, stylish upgrades throughout, and a fully finished LEGAL basement suite—perfect as a mortgage helper or investment opportunity. The bright and inviting main floor welcomes you with a spacious living area that flows effortlessly into the dining space, creating the perfect setting for family time and entertaining. At the rear of the home, the upgraded kitchen offers both privacy and functionality, complete with stainless steel appliances, quartz countertops, a stylish backsplash, ample cabinetry, a large walk-in pantry, and an oversized island ideal for meal prep, casual dining, and gatherings. Additional main-floor highlights include a rear mudroom, convenient half bathroom, and smart storage spaces at both entrances, designed for everyday practicality. Upstairs, the spacious primary bedroom features a walk-in closet and a contemporary ensuite with a standing shower and elegant fixtures. Two additional bedrooms share a full bathroom, while a separate laundry room with washer and dryer adds further convenience to the upper level. The fully developed LEGAL basement suite is accessible through a separate side entrance and features 9-ft ceilings, enhancing the bright and open feel. This legal suite includes one large bedroom with an oversized window, a comfortable living area, a modern kitchen with stainless steel appliances, a 3-piece bathroom, its own laundry, and a dedicated furnace, ensuring privacy and year-round comfort for occupants. Ideally located, this home is close to bus stops, playgrounds & walking trails. It

faces exactly growing Cornerstone retail plaza and Highstreet at Cornerstone, where you'll find convenient amenities including Chalo FreshCo, Shoppers Drug Mart, and Tim Hortons, along with major banks. Commuting is easy with quick access to Stoney Trail and Country Hills Boulevard. Covered under the New Home Warranty Program, this move-in-ready home offers peace of mind and exceptional value for both homeowners and investors. Skip the wait for new construction, this upgraded property is ready for immediate possession. Book your private showing today!