



**882 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2297032



\$445,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,545 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Wired for Data		

Inclusions: n/a

Open House Saturday April 4, 12:30-2:30 This sharp, like-new 3 storey townhome built by Shane Homes in the popular Corner Haven community in Cornerstone is move-in ready and packed with modern finishings. Featuring three spacious bedrooms, two full bathrooms and a 2 piece powder room, it greets you with neutral bright paint, durable vinyl plank flooring on the lower and main levels and even views of the majestic Rocky Mountains from the main and upper levels. Downstairs you'll find a large sunny flex room with big windows, a generous entry closet, handy under-stairs storage, and direct access from the attached double garage. Extra street parking right out front is a nice bonus. The main level impresses with soaring 9 foot ceilings and a bright white kitchen that's perfect for everyday living and entertaining. It offers quartz countertops, stainless steel appliances, tile backsplash, tons of cabinetry, and a large island with storage and pendant lighting. Flowing nicely are the dining area, breakfast nook, built-in workspace nook, and a convenient 2 piece bath. Outside, enjoy the covered private back balcony with a gas line ready for your BBQ, plus a handy front balcony right off the kitchen. Upstairs, the primary bedroom is a great size with a walk-in closet and a spa-like 3 piece ensuite featuring quartz countertop, luxurious tile floor and a beautiful tile surround walk-in shower. Two additional good sized bedrooms, upper level laundry, a linen closet, and a 4-piece bathroom with quartz countertop, vinyl plank floor and tile surround tub/shower round out this level. The building envelope and structural warranty are still in place, giving you extra peace of mind. Best of all, you're just steps to shopping and great restaurants, parks, athletic fields, future schools and more. Also, quick access to YYC Airport, Country Hills Blvd & Stoney Trail. A

fantastic home in a convenient location - don't miss it!