



**1395 Cornerstone Boulevard  
Calgary, Alberta**

**MLS # A2141130**



**\$599,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,603 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**OPEN HOUSE SATURDAY AND SUNDAY- JUNE 29 & 30 from 12pm-5pm!!** Welcome to your future home in the highly sought after community of Cornerbrook, NE Calgary. This model is for efficient space maximizing plans, ensuring this a home you can grow in. It features 4 bedrooms and 3 full washrooms. The main floor is comprised of a 9'ft ceiling, spacious living room, dining room, main floor bedroom and a full 3-piece main floor bathroom. The second level contains a 4-piece bathroom, 2 good sized bedrooms, in-unit side by side laundry and an owners retreat. The primary en-suite includes full tile to ceiling shower stand-up shower, and double vanity sinks. Loaded with LVP flooring, tiled front foyer, tiled washrooms and laundry room, quartz counter tops, upgraded lighting package, stainless steel appliances and neutral pallet of colours for the cabinets. Don't settle for less and enjoy your very own private backyard that leads to a detached double car garage. Down-below, this double private entry basement, awaits your future development ideas. Located Infront of soccer fields, in proximity to the newly opened grocery store, banks, restaurants and minuets away from the Calgary International Airport. The current development is completely sold-out! Offering you the a chance to be apart of this amazing once in a lifetime opportunity. Book your tour today!