



**1339 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2190754



\$599,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Refrigerator, Electric Stove, Washer and Dryer

Where are you going to find a place with a 2 bedroom suite and double garage for under \$600,000..... IT'S HEREYES ! NO CONDO FEESWelcome to this Clean incredible Well Maintained 5 Bedroom and 3.5 Bath home with over 2200+ sq. ft. of developed area, located across the street from an open green space that features a Fully Developed Basement Suite(illegal) with 2 separate entrances for front and back access. Upgrades include: LVP Flooring, tiled front entrance/bathrooms, Quartz counter tops, Stainless Steel Appliances, and 9 ft. ceilings. The main floor offers a spacious open concept layout Living room, Dining room, 2 piece bath and a trendy kitchen with plenty of space for two to cook in. Retreat upstairs to the generous Primary bedroom with a huge walk in closet, a 4 piece En-suite with dual vanity, stand-up shower with ceramic tiles from floor to ceiling and a large picture window. Plus 2 good sized bedrooms, 4 piece bath and a conveniently located laundry room. The lower level offers a Fully developed basement with 2 bedrooms, living room, 4 piece bath and another laundry facility. Great for extended family members living together! Walk out to the landscaped backyard leading to the Double Detached Garage. Ample Parking provided out front for Visitors and Calgary Transit at your doorstep! Close to all amenities: Schools, Shopping, Parks, Restaurants, and Calgary International Airport.....Book your showing today for Functionality and Style ! New shingles and Siding completed !!!