



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

822 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2194490



\$514,900

Division:	Cornerstone		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,571 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Window Blinds, Curtain Rods, Built in Shelf in Garage

GREAT VALUE | NOT A CONDO | NO CONDO FEES | 2 STOREY ATTACHED HOME | 1,571 sf | PRIVATE YARD | NEARLY FINISHED BASEMENT | PRIVATE YARD | DOUBLE GARAGE | NEW ROOF | Exceptional price for the area for this beautifully designed 2-storey attached home, built by Shane Homes in 2018, offers exceptional value with no condo fees. This home boasts over 1,571 square feet OF living space above grade, with the potential to expand up to 2,300 square feet thanks to a nearly finished basement, ready for your final touches to create additional living areas. The main floor features an open-concept layout that is perfect for gatherings and everyday family life, with 9-foot ceilings, hardwood flooring, and a spacious kitchen equipped with ample cabinetry, granite countertops, stainless steel appliances, and a breakfast bar island. It also includes a dedicated nook for a workstation, a dining area, and a convenient powder room. The upper floor includes three spacious bedrooms, two bathrooms, a laundry room, and a large primary bedroom with a three-piece ensuite featuring a walk-in shower and a walk-in closet. The basement is partially finished with drywall, electrical, and plumbing completed, featuring a large family room with a huge window, a wet bar area with rough-in for a sink, a three-piece bathroom, the potential for a fourth bedroom, and an additional laundry area with plumbing already in place. Additional highlights include a double garage for ample parking and storage, a fenced yard for privacy and outdoor enjoyment, a gas outlet for BBQs, NEWLY INSTALLED ROOF for both the house and garage. Located in the rapidly growing community of Cornerstone, residents will enjoy access to proposed future amenities, including six schools from kindergarten to grade 12, over 50 acres of playfields and park spaces, two community

association sites, a regional municipal park, and 120 acres of green space connected by an extensive trail network. Cornerstone will also feature a Major Activity Centre (MAC), providing abundant shopping. This is an incredible opportunity to own a spacious, well-built home in a vibrant and fast-developing community. Call today for your private showing.