

## 684 Cornerstone Boulevard NE Calgary, Alberta

**MLS # A2230622**



**\$644,999**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone            |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,669 sq.ft.           | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Siding  | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

**CORNER UNIT | NO CONDO FEES | 4 BEDROOMS + 3.5 BATHROOMS | 1-BEDROOM BASEMENT ILLEGAL SUITE | SEPARATE SIDE ENTRANCE | DOUBLE DETACHED GARAGE** Welcome to this beautifully designed townhouse in the highly sought-after community of Cornerstone, Calgary, offering modern living with no condo fees! Whether you're a growing family or an investor, this home is packed with value &mdash; featuring a 1-bedroom basement suite ( illegal )with a separate entrance, perfect as a mortgage helper or private space for extended family. The main floor features an open-concept layout with a stylish kitchen, premium finishes, spacious living area, designated dining space, and a convenient powder room. Upstairs, you'll find three generously sized bedrooms, including a luxurious Master bedroom with a private ensuite, plus another full bathroom for the secondary bedrooms. The fully developed basement offers a 1-bedroom suite (illegal), complete with its own kitchen, full bathroom, living space, and private side entrance &mdash; adding flexibility and rental income potential. Enjoy outdoor living with a private fenced yard and double detached garage for secure parking and extra storage. Located in one of Calgary's fastest-growing communities, you'll have easy access to Stoney Trail, Deerfoot Trail, Country Hills Blvd, along with schools, parks, public transit, and shopping. This is a rare opportunity to own a fully finished home with no condo fees and incredible potential &mdash; don't miss out! Book your private showing today!