

## 1605 Cornerstone Boulevard NE Calgary, Alberta

**MLS # A2191013**



# \$600,000

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, In Garage Electric Vehicle Ch		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the vibrant community of Cornerstone, Calgary. This property offers ample room for families and entertaining. Situated on a corner lot, the home boasts contemporary architecture, stone and siding exterior finishes, and a welcoming front porch with low-maintenance landscaping. Inside, the open-concept main floor is bright and airy, featuring a spacious living room, a dining area, and a modern kitchen with an oversized island, dark cabinetry, stainless steel appliances, granite countertops, and stylish pendant lighting. The upper level offers three spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The unfinished basement provides endless potential for customization, whether as a recreation room, home gym, or additional living space. Outside, the backyard is a private retreat, featuring a custom-built pergola with a transparent roof, a covered hot tub, and a spacious deck with seating areas, perfect for year-round enjoyment. The insulated double detached garage includes an EV charger and the spacious corner lot allows room for a third parking space or dog run. Located in Cornerstone, one of Calgary's most sought-after new communities, this home offers easy access to parks, schools, shopping, dining, Stoney Trail, the Calgary International Airport, and CrossIron Mills shopping center. This turn-key home is perfect for families looking for space, style, and convenience—schedule a viewing today!