



**1209 Cornerstone Street NE  
Calgary, Alberta**

**MLS # A2289346**



**\$399,990**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Stone Counters, Tray Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this "State-of-the-Art," meticulously maintained home offering about 1,400 sq. ft. of developed living space. The bright & sunny floor plan is designed for modern living, featuring spacious living & dining area that easily accommodates large furniture. The well-allotted kitchen serves as the heart of the home, complete with a central island, abundant cabinetry, ample counter space, and the latest designer stainless-steel appliances. Large windows throughout the house ensure the space is glittered in natural light. Upstairs, 3 generously sized bedrooms & 2 full bathrooms, including a primary bedroom with a walk-in closet and a private 4-piece ensuite bath. For added convenience, the laundry is thoughtfully located on the same level as the bedrooms. Outdoor living is highlighted by an impressive, large private balcony—perfect for hosting guests or relaxing long summer evenings & sunny winter days. This home includes an attached 2-car garage and is ideally located minutes from the Calgary International Airport, schools, ponds, and the amenities of the Cornerstone shopping complex and major trails of the city. Ideally located close to shopping areas & plazas, ponds, schools, playgrounds, banks, Recreational Sports Complex & popular restaurants. Minutes away from Calgary international Airport. This property offers outstanding convenience for everyday living. An ideal opportunity for first-time home buyers with young kids or elderly individuals enjoying their golden years of life & investors seeking a well-kept home in a good location. Book your viewing today! Come on in and experience yourself, &ldquo;WARM WELCOME&rdquo;!!!!