GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

628 Cornerstone Boulevard NE Calgary, Alberta

MLS # A2297247

$599,999

Division:	Cornerstone		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,593 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	6	**Baths:**	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 2023-built home, perfectly situated on a prime corner lot in the vibrant community of Cornerstone. Designed for modern living and versatility, this property features a sought-after side entrance leading to a fully finished basement, offering a "live up, rent down" opportunity. The spacious interior boasts a total of 6 bedrooms and 4 bathrooms, including a convenient main-floor bedroom and full bathroom—ideal for guests or multi-generational families. Car enthusiasts will appreciate the double oversized attached garage. Strategically located for commuters, you are just minutes from Stoney Trail, 10 minutes from the YYC Airport, and a quick drive to the shopping hub of CrossIron Mills.

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