



GRASSROOTS

REALTY GROUP

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**1351 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2303158



\$575,000

Division:	Cornerstone		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home in the vibrant community of Cornerstone, Calgary! This stunning property showcases exceptional craftsmanship and thoughtful upgrades, making it a standout in this highly sought-after neighborhood. NO CONDO FEE. Proudly maintained by its original owners, this beautifully designed 6-bedroom home offers the perfect blend of comfort, functionality, and style. The main floor is thoughtfully designed with a bedroom and a full bathroom, making it ideal for guests or multigenerational living. The kitchen is a chef's delight, featuring quartz countertops, an oversized sink, stainless steel appliances, and Microwave range, upgraded cabinetry, and extra drawers that provide ample storage. The open-concept layout features 9-foot ceilings, a spacious living and dining area, and large windows that fill the space with natural light. An oversized island and ceiling-height extended kitchen cabinets make the kitchen perfect for entertaining family and guests. Upstairs, you will find three spacious bedrooms, including a primary suite, with its own ensuite bathroom and walk-in closet—offering a rare and luxurious walk-in-closet feature. This level also includes a generously sized full bathroom, and a convenient laundry room. The home also features a illegal basement suite, ideal for rental income or extended family living. The suite includes its own kitchen, rec room, ample storage, two bedrooms with a 3pc bathroom and laundry facilities, providing privacy and independence. Outside, the property is complemented by a double detached garage, offering secure parking and additional storage. Living in Cornerstone provides easy access to major roadways including Calgary International Airport, Stoney Trail, Metis Trail, Deerfoot Trail, and Country Hills Boulevard, along with close proximity to shopping, schools, and everyday

amenities. Don't miss the opportunity to explore this exceptional home. Check out the 3D tour and floor plan, and see for yourself why this property won't last long on the market!