



**826 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2305009



\$525,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Garage Heater

OPEN HOUSE MAY 3RD (11-2PM). Welcome to this beautifully maintained home built by award-winning Shane Homes, where pride of ownership is evident from the moment you arrive. Enjoy this home with NO CONDO FEES, with a zero maintenance curb appeal in the front, spacious backyard, rare backyard access, a SIDE ENTRANCE, and a double detached heated garage with convenient alley access. This property offers both style and functionality. It truly feels brand new. Step inside to discover a bright and spacious open-concept main floor designed for both everyday living and effortless entertaining. Featuring 9-foot ceilings, luxury vinyl plank flooring, and an abundance of natural light, the space feels warm, inviting, and beautifully finished throughout. The stunning white kitchen is the heart of the home, showcasing full-height soft-close cabinetry, quartz countertops, stainless steel appliances including a gas stove, and a large central island with seating—perfect for family meals, morning coffee, or hosting guests. Upstairs, the spacious primary retreat offers a peaceful escape with a large walk-in closet and a luxurious ensuite with a walk in shower, complete with dual sinks. Two additional generously sized bedrooms, a stylish 4-piece bathroom, and conveniently located upper-floor laundry complete the upper level. The unfinished basement with 9 ft ceilings and a side entrance offers incredible future potential with plumbing already roughed in for a bathroom, making it an excellent opportunity for multi-generational living or future income potential. The easy of parking out front of this home is a treat for multiple vehicles. Located in a highly desirable community close to parks, green spaces, schools, shopping, grocery stores, and everyday amenities, this home offers the perfect balance of comfort, convenience, and long-term value. A truly exceptional

property you won't want to miss—book your private showing today.