



**3654 cornerstone Boulevard NE  
Calgary, Alberta**

**MLS # A2305148**



**\$599,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** none

Welcome to this beautifully designed duplex in the sought-after community of Cornerstone, offering 1566 sq. ft. above grade along with a fully developed legal basement suite. This versatile property features a total of 6 bedrooms and 4 full bathrooms, making it an excellent choice for both families and savvy investors. The main floor showcases a bright, open-concept layout with a modern kitchen, spacious dining area, and inviting living room—perfect for everyday living and entertaining. A rare main floor bedroom paired with a full bathroom adds flexibility for guests, extended family, or a convenient home office. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary suite with its own ensuite, along with an additional full bathroom for the secondary bedrooms. The fully finished legal basement suite offers 2 bedrooms, a full kitchen, bathroom, and separate living space—ideal for rental income or multi-generational living. Located in the fast-growing community of Cornerstone, close to parks, schools, shopping, and major routes, this property presents a fantastic opportunity to own a functional, income-generating home in a high-demand area.