



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1540 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2311720



\$509,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount

BEAUTIFUL JAYMAN BUILT HOME | NO CONDO FEES | MASSIVE DETACHED DOUBLE GARAGE Welcome to this beautifully designed Jayman BUILT 2-storey townhouse in the exciting, fast-growing community of Cornerstone. Offering over 1,550 sq. ft. of thoughtfully planned living space with NO condo fees, this home delivers outstanding value, modern comfort, and functional family living. The bright and open main floor features a seamless layout perfect for everyday living and entertaining. The spacious kitchen is centrally located and features a flush eating bar, a corner pantry, and a sleek stainless-steel Samsung appliance package, including a 3-door French-door refrigerator with ice maker, a glass-top convection range, a High CFM hood fan, and modern finishes throughout. The dining and living areas flow effortlessly together, creating a warm and inviting atmosphere for family gatherings or relaxing evenings at home. A convenient main-floor DEN/BEDROOM/OFFICE and powder room adds extra functionality for guests and daily living. Upstairs, you’ll discover a generous primary retreat complete with a private 5-piece ensuite bathroom and walk-in closet. Two additional spacious bedrooms and a full 4-piece main bath provide ample room for family, guests, or a home office setup. The unfinished basement includes roughed-in plumbing and offers endless possibilities to create the ideal future living space to suit your lifestyle needs. Additional upgrades include MOEN faucets, Canarm designer lighting, a touchscreen thermostat, USB charging outlet, and modern finishings throughout. Outside, the massive detached double garage provides excellent parking, storage, and protection from Calgary’s ever-changing weather. Located in one of northeast Calgary’s most exciting new master-planned communities, Cornerstone

spans over 1,000 acres and offers parks, pathways, future schools, shopping, and amenities designed for families at every stage of life. This is the perfect opportunity for first-time buyers, young families, or investors looking for style, space, and long-term value. Call your friendly REALTOR® today to book your private viewing!