



**802 Cornerstone Boulevard NE  
Calgary, Alberta**

**MLS # A2325039**



**\$509,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Front Drive		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*NO CONDO FEES\*\***, four bedrooms, and a fully finished basement: a rare combination in today's market, and only the start at 802 Cornerstone Blvd NE. This 2018 Shane Homes townhome is freehold with no monthly condo fee, finished top to bottom, and comes with its own double detached garage and a fenced, low-maintenance yard. The main floor is open and full of light: a modern kitchen with espresso cabinetry, granite counters, stainless appliances, a gas range, and a breakfast-bar peninsula that opens into the dining and living area, all over easy-care vinyl plank. Upstairs holds three bedrooms, including a primary with a walk-in closet and private ensuite, a second full bath, and upper-floor laundry. Downstairs, the finished basement adds a fourth bedroom, a full bath, and a comfortable rec room that works just as well as a home office or media space. Out back you get artificial turf, a concrete patio, and full fencing, so weekends stay free of yard work, and the detached garage keeps parking covered all year. You are minutes from schools, parks, shopping, and quick access to Stoney and Deerfoot Trail. Freehold, four bedrooms, fully finished, and no condo fees. Book your showing today!