



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1109 Cornerstone Crescent
Olds, Alberta**

MLS # A2328926



\$619,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,195 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

This Cornerstone half duplex is in the much desired community of Cornerstone Village. It is well designed with your comfort in mind, with its low maintenance living, exceptional styling, functionality and ease for those ready for the simplified retirement. Come in and see the open plan living area for yourself which is ideal for everyday living as well as entertaining the guests. The natural light adds to the comfort of this home. The kitchen comes with an extra large island just to give you the working and entertainment space. Some features include the quartz counter tops, amazing back splash, plenty of room to work, storage for all things kitchen and you will still be a part of the entertainment with the open plan living. Running throughout, is the upgraded, low maintenance flooring. The main floor primary bedroom has a well laid out ensuite and a closet space to be proud of. The laundry is conveniently located here as well. All doors are designed for wheelchair accessibility. Other features include a custom island, lighted mirrors in the primary bathroom, custom sink in half bath, wall sconces in living room and primary bedroom and the basement bedroom. There is an electric fireplace and mantel on main floor, extra pullout shelves in the pantry and upgraded lighting in the kitchen. The fully finished basement has also been done to the highest of standards. The basement is plumbed in for in-floor heating, and the furnace is plumbed in for you to attach the air conditioner. There is also wiring in place for an additional kitchen (stove) and also boasts a large storage room. The garage is heated. There is probably more that I have missed, so do not delay in coming to see this property for yourself! Call your realtor today.