



GRASSROOTS
REALTY GROUP

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668 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2348533



\$600,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Asphalt
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-Gm
Utilities:	-

Inclusions: NONE

| NO CONDO FEES | CORNER LOT | OVER 1,500 SQ FT | 5 BEDROOMS | 3.5 BATHROOMS | 2-BEDROOM ILLEGAL BASEMENT SUITE | SEPARATE SIDE ENTRANCE | DOUBLE DETACHED GARAGE | Welcome to this beautifully maintained and thoughtfully designed townhouse located in the vibrant and rapidly growing community of Cornerstone, Calgary. Offering over 1,500 sq ft of above-grade living space, this exceptional corner-lot property combines modern style, functionality, and income potential — all with the added benefit of NO condo fees. Whether you are a growing family, multi-generational household, or savvy investor, this home offers the perfect blend of comfort and versatility. From the moment you arrive, you'll appreciate the added privacy and curb appeal that comes with corner-lot living, along with the abundance of natural light flowing throughout the home. Step inside to discover a bright and inviting open-concept main floor designed for both everyday living and entertaining. The spacious living area seamlessly connects to the dining space and beautifully appointed kitchen, creating a warm and welcoming atmosphere. The kitchen features modern cabinetry, stylish finishes, ample counter space, and plenty of storage, making it both functional and visually appealing for any home chef. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with its own private ensuite bathroom. An additional full bathroom and convenient upper-level layout provide both comfort and practicality for busy family living. The fully finished basement adds tremendous value and flexibility to the property, featuring a 2-bedroom illegal suite with a separate side entrance. Complete with its own kitchen, full bathroom, living area, and private access, this space is ideal for extended family, guests, or potential

rental income to help offset mortgage costs. Outside, enjoy your private outdoor space along with the convenience of a double detached garage, offering secure parking and additional storage. The corner-lot location provides extra openness, enhanced accessibility, and added street parking availability for visitors. Situated in one of Calgary's most desirable newer communities, this home is ideally located close to parks, playgrounds, schools, shopping centers, restaurants, public transit, and major roadways including Stoney Trail, Deerfoot Trail, and Country Hills Boulevard — making daily commuting and city access incredibly convenient. With its spacious layout, income-generating potential, modern finishes, and unbeatable location, this is a rare opportunity to own a truly versatile home in Cornerstone. Don't miss your chance to view this exceptional property — book your private showing today!