



GRASSROOTS
REALTY GROUP

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1632 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2348684



\$475,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

Fabulous 2-storey corner-lot townhome with NO CONDO FEES! Move-in ready and upgraded, with 3 beds, 2.5 baths, a fully fenced backyard and double detached garage. The bright main floor features 9-ft ceilings, vinyl plank floors, pot lights and a front living room. The family hub combines kitchen, family room and dining nook, with stainless appliances, granite counters, centre island with seating, corner pantry, stylish backsplash and full-height cabinetry. A mudroom leads to the backyard and double garage. Upstairs, the huge primary suite offers a 3pc ensuite with stand-up shower and large walk-in closet, plus two good-sized bedrooms, a 4pc bath and laundry. Unfinished basement awaits your ideas. Brand new roof and siding, knockdown ceilings and plenty of storage!