

1178 Cornerstone Boulevard NE Calgary, Alberta

MLS # A2217137



\$658,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,658 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Concrete, Other
Foundation:	Poured Concrete
Features:	French Door, Granite Counters, Kitchen Island

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

Inclusions: NONE

Welcome to 1178 Cornerstone Blvd NE, a stunning home offering almost 2400 sqft of total living space and finished with upgrades that make it LOOK and FEEL LIKE A SHOWHOME . The main floor features an open-concept design with upgraded flooring, a spacious living and dining area filled with natural light from the many large windows, and a beautifully upgraded kitchen with a chimney hood fan, gas stove, and a walk-in pantry with elegant French doors. Upstairs, you will find three larger-sized bedrooms, including a large primary suite, a spacious bonus room perfect for family gatherings or a home office. The home is equipped with central air conditioning and a smart home package for year-round comfort. The fully finished legal basement suite offers a well-designed layout featuring one bedroom, a kitchen, a three-piece washroom, a bright living room, and plenty of storage space, and it is already generating excellent rental income, making it an ideal opportunity for both homeowners and investors. Located in a prime location within WALKING distance to grocery stores (Chalo Freshco, Tim Hortons, Staples, Dollarama), bus stops. Also, easy access to all the major exits, Amazon warehouse and the airport. This is the ideal opportunity for a first-time home buyer or an Investor.