

**1605 Cornerstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2248214**



**\$550,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                                                              |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                    |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 1,584 sq.ft.                                                             | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, In Garage Electric Vehicle Ch |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot                                         |               |                  |

|                    |                                                                                                |                   |      |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** NA

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the vibrant community of Cornerstone, Calgary. This property offers ample room for families and entertaining. Situated on a corner lot, the home boasts contemporary architecture, stone and siding exterior finishes, and a welcoming front porch with low-maintenance landscaping. Inside, the open-concept main floor is bright and airy, featuring a spacious living room, a dining area, and a modern kitchen with an oversized island, dark cabinetry, stainless steel appliances, granite countertops, and stylish pendant lighting. The upper level offers three spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The unfinished basement provides endless potential for customization, whether as a recreation room, home gym, or additional living space. Outside, the backyard is a private retreat, featuring a custom-built pergola with a transparent roof, a covered hot tub, and a spacious deck with seating areas, perfect for year-round enjoyment. The insulated double detached garage includes an EV charger and the spacious corner lot allows room for a third parking space or dog run. Located in Cornerstone, one of Calgary's most sought-after new communities, this home offers easy access to parks, schools, shopping, dining, Stoney Trail, the Calgary International Airport, and CrossIron Mills shopping center. This turn-key home is perfect for families looking for space, style, and convenience—schedule a viewing today!