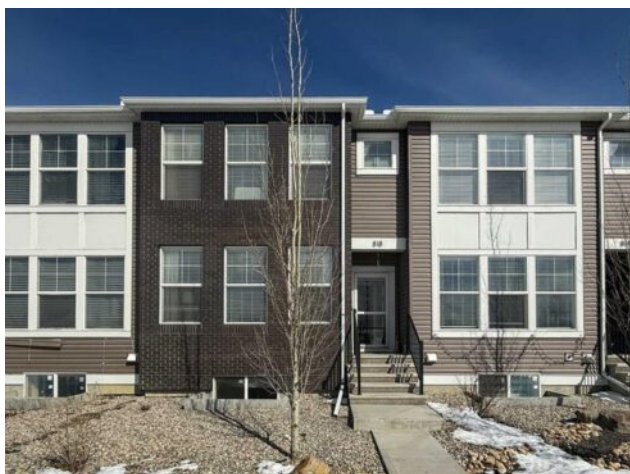


**818 Cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2304729



\$509,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-Gm

Utilities: -

Inclusions: all blinds and drapery

Welcome to this beautifully maintained 2-storey home offering 1565, sq ft of comfortable living space in a convenient, amenity-rich location close to shopping and transit and No condo fees. This bright and inviting home features a spacious front living room with three large windows and a full dining area—perfect for everyday living and entertaining. The well-appointed kitchen cabinetry, granite countertops, a center island, pantry, large window, and full-height subway tile backsplash. A full appliance package is included—featuring Whirlpool stainless steel appliances, including an over-the-range microwave—along with washer and dryer. Central air conditioning and a built-in Vacuflo system add to the home’s comfort and convenience. The main floor is complete with a 2-piece powder room. Upstairs, you’ll find three generous bedrooms, including a primary suite with a walk-in closet and a full ensuite featuring a walk-in shower. A 3-piece main bath with granite countertop, plus convenient upper-level laundry and linen storage, complete the second floor. Step outside to enjoy the fully landscaped backyard, complete with a 10' x 10' poured concrete patio—perfect for relaxing or entertaining outdoors.