

# \$514,900 - 822 Cornerstone Boulevard Ne, Calgary

MLS® #A2194490

**\$514,900**

3 Bedroom, 4.00 Bathroom, 1,571 sqft  
Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

GREAT VALUE | NOT A CONDO | NO  
CONDO FEES | 2 STOREY ATTACHED  
HOME | 1,571 sf | PRIVATE YARD | NEARLY  
FINISHED BASEMENT | PRIVATE YARD |  
DOUBLE GARAGE | NEW ROOF |

Exceptional price for the area for this beautifully designed 2-storey attached home, built by Shane Homes in 2018, offers exceptional value with no condo fees. This home boasts over 1,571 square feet OF living space above grade, with the potential to expand up to 2,300 square feet thanks to a nearly finished basement, ready for your final touches to create additional living areas. The main floor features an open-concept layout that is perfect for gatherings and everyday family life, with 9-foot ceilings, hardwood flooring, and a spacious kitchen equipped with ample cabinetry, granite countertops, stainless steel appliances, and a breakfast bar island. It also includes a dedicated nook for a workstation, a dining area, and a convenient powder room. The upper floor includes three spacious bedrooms, two bathrooms, a laundry room, and a large primary bedroom with a three-piece ensuite featuring a walk-in shower and a walk-in closet. The basement is partially finished with drywall, electrical, and plumbing completed, featuring a large family room with a huge window, a wet bar area with rough-in for a sink, a three-piece bathroom, the potential for a fourth bedroom, and an additional laundry area with plumbing already in place. Additional highlights include a double garage



for ample parking and storage, a fenced yard for privacy and outdoor enjoyment, a gas outlet for BBQs, NEWLY INSTALLED ROOF for both the house and garage. Located in the rapidly growing community of Cornerstone, residents will enjoy access to proposed future amenities, including six schools from kindergarten to grade 12, over 50 acres of playfields and park spaces, two community association sites, a regional municipal park, and 120 acres of green space connected by an extensive trail network. Cornerstone will also feature a Major Activity Centre (MAC), providing abundant shopping. This is an incredible opportunity to own a spacious, well-built home in a vibrant and fast-developing community. Call today for your private showing.

Built in 2018

### **Essential Information**

MLS® #	A2194490
Price	\$514,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,571
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	822 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3N 1J4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 13th, 2025
Days on Market	78
Zoning	R-Gm
HOA Fees	50
HOA Fees Freq.	ANN

### Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.