

1817 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2201671



\$649,990

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Mixed, Other, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1817 Cornerstone Boulevard NE! Join us for an Open House on March 15th (Saturday) and 16th (Sunday) from 1:00 to 4:00 p.m. This immaculate, 2024-built semi-detached home offers over 1,651 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, and an upgraded legal basement suite that's already rented providing a fantastic mortgage helper from day one! providing a total of 2300+ SQFT of living space including the legal basement suite. As you arrive, you'll love the inviting front porch and low-maintenance landscaping with concrete pathways leading to the separate side entrance. Step inside to discover a bright, open-concept layout with 9-foot knockdown ceilings, tile flooring in the entryway, a spacious living room, and a dining area that flows seamlessly into the L-shaped kitchen. The kitchen is fully upgraded with a chimney hood fan, gas stove, built-in microwave and a premium stainless steel appliance package. There's also a 2-piece powder room on this level, and at the back, you'll find access to two rear parking spaces. Upstairs, the home features no carpet throughout, a generous bonus room, and three bedrooms. The primary HOUSE includes a 4-piece ensuite and a walk-in closet, while the second and third bedrooms share another 4-piece bathroom. Additional upgrades include tile flooring in all bathrooms, upstairs laundry with a floor drain, and large windows that bring in plenty of natural light. The legal basement suite boasts 9-foot ceilings, a separate entrance, one bedroom, a full kitchen, private laundry, and high-end finishes, matching the quality of the upper floors. The current tenant is excellent and would love to stay—adding immediate rental income for the new owner. Located in Cornerstone, one of NE Calgary's most desirable and fastest-growing communities, this home offers

exceptional convenience! You'll be steps from Chalo Freshco plaza, parks, public transit stops, and have easy access to Stoney Trail—perfect for commuters. Cornerstone Boulevard is a future transit route, making this a prime location for long-term value and accessibility. Shopping, dining, and other amenities are all close by, offering the ideal blend of comfort and convenience. Don't miss this incredible opportunity to own a brand-new home with rental income potential in this vibrant and family-friendly community. Contact your favorite Realtor today to book a private showing!