

## 1508 Cornerstone Boulevard NE Calgary, Alberta

**MLS # A2244738**



# \$599,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone            |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 Level Split          |               |                  |
| <b>Size:</b>     | 1,359 sq.ft.           | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting |                   |      |

**Inclusions:** N/A

Welcome to this beautifully upgraded, former Jayman Showhome nestled in the heart of Cornerstone, NE Calgary! This isn't just a home—it's a lifestyle upgrade. Offering 2,080 sq.ft. of beautifully finished living space, this west-facing corner unit townhouse features a unique 3-level split layout with soaring open-to-above ceilings in the living room, creating a bright and airy space perfect for both relaxing and entertaining. Upstairs, the upgraded ensuite adds a touch of luxury to your daily routine, while thoughtful finishes throughout & central air conditioning reflects the quality of a true Showhome. The fully developed basement offers a massive family room—ideal for movie nights, game days, or hosting guests—along with a luxurious gym room for your wellness and convenience. Step outside to enjoy the fenced, landscaped backyard with a spacious deck, perfect for summer BBQs and outdoor lounging. A double car detached garage, and a large separate storage shed provide plenty of room for your tools, toys, and seasonal gear. Located just steps from a serene community pond, cricket and soccer fields, and a bustling commercial plaza featuring Chalo FreshCo, Shoppers Drug Mart, Tim Hortons, and more. With quick access to Country Hills Blvd and Stoney Trail, commuting is effortless. This home is truly worth an in-person visit—schedule your private showing today with your favorite REALTOR®!