

\$629,900 - 1244 Cornerstone Boulevard Ne, Calgary

MLS® #A2236294

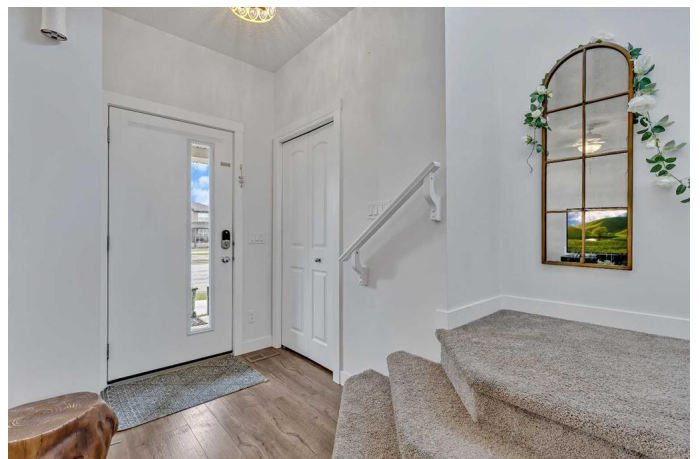
\$629,900

3 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

Situated on a sunny corner lot, this beautifully designed home offers stylish comfort, flexible living space and exciting future potential. The charming front porch sets a welcoming tone, ideal for morning coffees or relaxing evenings. Inside, a calming neutral palette and designer lighting create a warm and inviting atmosphere. The spacious front living room is flooded with natural light from oversized windows, while the central dining area seamlessly connects to the show-stopping kitchen, perfect for hosting and everyday family life. This culinary hub features stainless steel appliances, crisp white cabinetry, a large island with casual seating, a pantry for extra storage and chic gold-tone fixtures that add a modern touch. A tucked-away powder room ensures privacy. Upstairs, the central bonus room with an elegant wallpaper feature wall adds valuable versatility for a playroom, media lounge or home office. Retreat at the end of the day to the serene primary suite featuring a large walk-in closet and a private 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom provide space for family or guests. The unfinished basement with a separate side entrance offers excellent potential for a future legal/illegal suite, adding long-term value and flexibility. There are more than \$40000.00 upgrades in this house (Floorings, appliances, bathrooms, bedrooms, electricals, plumbing's and extra window in basement). This house has a new roof, sidings and gutters. House Outside, the



extra-deep backyard is fully fenced and ready for enjoyment with plenty of grassy space for kids and pets to play, plus ample room for a future garage. Located in the vibrant community of Cornerstone, residents enjoy access to 180 acres of natural wetlands, 14 km of scenic pathways and 95 acres of dedicated park space. With four existing parks, three playgrounds, a cricket pitch and a growing number of amenities including plans for Calgary's first Major Activity Centre, this is a neighborhood built for connection, activity and future growth. Thoughtful planning ensures five major access points for a smooth commute and everyday convenience. Stylish, spacious, and full of possibility, this is one to see!

Built in 2021

Essential Information

MLS® #	A2236294
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1244 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3N2A6

Amenities

Amenities	Park
Parking Spaces	2
Parking	Carport, Off Street

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas, High Efficiency, Humidity Control
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Level, Paved, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	R-Gm
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.