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## 6529 Country Hills Boulevard NE Calgary, Alberta

MLS # A2270877



\$449,900

| Division: | Cornerstone            |        |                  |  |  |  |
|-----------|------------------------|--------|------------------|--|--|--|
| Туре:     | Residential/Four Plex  |        |                  |  |  |  |
| Style:    | 3 (or more) Storey     |        |                  |  |  |  |
| Size:     | 1,410 sq.ft.           | Age:   | 2022 (3 yrs old) |  |  |  |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |  |  |  |
| Garage:   | Double Garage Attached |        |                  |  |  |  |
| Lot Size: | -                      |        |                  |  |  |  |
| Lot Feat: | Front Yard             |        |                  |  |  |  |
|           |                        |        |                  |  |  |  |

| Heating:    | Forced Air          | Water:     | -      |
|-------------|---------------------|------------|--------|
| Floors:     | Carpet, Vinyl Plank | Sewer:     | -      |
| Roof:       | Asphalt Shingle     | Condo Fee: | \$ 256 |
| Basement:   | None                | LLD:       | -      |
| Exterior:   | Concrete, Mixed     | Zoning:    | M-1    |
| Foundation: | Poured Concrete     | Utilities: | -      |

Features: Open Floorplan

Inclusions: N/A

Modern three-storey townhome in the highly convenient community of Cornerstone! This like-new residence features a stunning open-concept main floor with LVP flooring, a bright chef's kitchen showcasing modern white cabinets, stainless steel appliances, and quartz/granite countertops. The upper level offers three spacious bedrooms, including a primary suite with a private ensuite, plus desirable upper-floor laundry. Complete with a double attached garage and a versatile den/flex room, this home is just steps from shopping (Chalo! FreshCo, Tim Hortons) and provides excellent access to Stoney Trail, Deerfoot Trail, and the Calgary International Airport.