

**2021 Cornerstone Boulevard NE  
Calgary, Alberta**

**MLS # A2278960**

**\$530,000**



<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Brand new quick possession duplex by Shane Homes, thoughtfully designed for modern living. This home offers 3 bedrooms upstairs plus a versatile flex room, perfect for a home office, play space, or cozy lounge. Enjoy the convenience of upstairs laundry and unwind in the primary bedroom featuring a walk-in closet and private ensuite. The main level showcases an open-concept layout with a spacious kitchen island, walk-in pantry, and plenty of room to entertain or relax. A side entry door adds future potential, while the unfinished basement is ready for your vision. Located in Cornerstone, this home blends style, function, and flexibility.