



## 868 Cornerstone Boulevard Calgary Alberta

\$497,500

Welcome to this elegant 3-storey, fully upgraded townhouse offers modern comfort , convenience and a plethora of premium features! As you step inside, you'll be greeted by a versatile main floor featuring a spacious room ideal for use as a bedroom. Enjoy the flexibility of this spacious room, perfect for an OFFICE, DEN, or BEDROOM. Ascend to the second level, where a beautifully appointed kitchen awaits, complete with an ISLAND for extra food prep, elegant quartz countertops, soft close cabinets, drawers and sleek stainless-steel appliances and offer access to ROAD FACING BALCONY with mountain views. The adjacent dining area boasts ample space for gatherings and offers access to the other BALCONY with BBQ GAS line, ideal for enjoying your morning coffee or evening meals. A convenient two-piece powder room completes this level. And for those evenings of entertainment , an ample living room awaits, providing the perfect setting to unwind and enjoy your favorite movie. Venture to the third floor to discover three inviting bedrooms, including a luxurious primary suite featuring a four-piece ensuite bathroom and a walk-in closet for added storage convenience. The other 2 bedrooms share a 3 piece bathroom. With an upper-level laundry area, household chores become a breeze, simplifying your daily routine. This exceptional townhouse comes with a HEATED double attached garage, providing secure parking and additional storage space for your convenience. Beyond the comforts of home, this townhouse is situated in a community brimming with amenities. From convenient shopping to lush parks, playgrounds. Plus, within a few minute drive, other amenities and entertainment options are always within reach. Perfectly situated just a 2-minute walk to a vibrant plaza with Chalo FreshCo, Shoppers Drug Mart, Dollarama, Popeyes, Papa John's, restaurants, a daycare, banks, and more. Enjoy e...

Primary Bedroom 11.25 Ft x 11.50 Ft

Bedroom 8.75 Ft x 12.42 Ft

Bedroom 8.17 Ft x 12.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

3pc Bathroom 5.08 Ft x 8.08 Ft

Other 5.67 Ft x 6.33 Ft

Furnace 7.00 Ft x 4.08 Ft

Den 8.75 Ft x 7.92 Ft

Other 13.08 Ft x 12.33 Ft

Living room 11.75 Ft x 10.00 Ft

Dining room 6.00 Ft x 13.00 Ft

Other 7.00 Ft x 6.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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MaxWell Central

**RE/MAX Realty Professionals**

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**Laundry room** 3.67 Ft x 3.33 Ft

**Bedroom** 9.67 Ft x 10.00 Ft

**Other** 14.42 Ft x 3.50 Ft

**Other** 4.67 Ft x 7.25 Ft

**2pc Bathroom** 4.50 Ft x 5.08 Ft