



GRASSROOTS
REALTY GROUP

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89 Cornerstone Road NE
Calgary, Alberta

MLS # A2217192



\$909,900

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|------------------|---|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,398 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 6 | Baths: | 5 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, City Lot, Front Yard, Lawn, No Neighbours B | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this beautifully upgraded, move-in-ready family home that perfectly blends functionality, comfort, and style—backing directly onto a serene park with no rear neighbours for added privacy and open views. As you step inside, you're greeted by an impressive foyer leading to an elegant living area. The heart of the home features a spacious family room complete with a cozy fireplace and large windows that frame picturesque views of the park. The kitchen is a chef's delight, showcasing upgraded appliances, built-in features and a functional spice kitchen for added convenience. The open-concept dining area seamlessly connects to the backyard deck—ideal for entertaining or simply enjoying peaceful mornings overlooking the green space. Designed for multi-generational living, the main floor includes a well-appointed bedroom and a full bath, offering excellent flexibility for guests or extended family. Upstairs, you'll find a large bonus room perfect for relaxing or entertaining. The upper level boasts THREE PRIMARY BEDROOMS, each with its own private ensuite, and a conveniently located laundry area. The newly developed basement (with a separate entrance) expands the home's potential, offering a massive recreation area, a full kitchen (illegal suite), two generous bedrooms, a full bath, and dedicated storage—ideal for extended family or rental opportunities. Extensive concrete work surrounds the home, including under the deck and covering the backyard, enhancing both aesthetics and durability. With unobstructed park views from both levels, this exceptional house offers peace, privacy, and plenty of space for your growing family. Don't miss the opportunity to make this remarkable home yours! CHECK VIRTUAL TOUR and come visit to appreciate this house.

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