



**GRASSROOTS**  
REALTY GROUP

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**95 CORNERSTONE Link NE**  
**Calgary, Alberta**

**MLS # A2227603**



**\$564,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

**Inclusions:** Window Coverings

Welcome to your new home. Walk into this amazing 3 bedroom 2 1/2 bath home. This well loved home was built in 2023 and is in almost new condition. Latest update includes new sidings and shingles last April. Right across the street you'll find groceries, shopping and restaurants. Cornerstone is also home to newly developed parks and playgrounds perfect for a family with kids. Accessibly is also a huge plus as this home is only a few minutes away from both Deerfoot Trail and Stoney Trail.