



**GRASSROOTS**  
REALTY GROUP

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**145 Corner Ridge Mews NE**  
**Calgary, Alberta**

**MLS # A2230085**



**\$639,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to 145 Corner Ridge Mews NE—a stunning 2021-built detached home with great curb appeal, located in the vibrant community of Cornerstone. This beautifully maintained property offers 4 spacious bedrooms, 3.5 bathrooms, and a bright and functional kitchen layout featuring quartz countertops, stainless steel appliances, and modern finishes throughout. The fully finished basement includes a 1-bedroom illegal suite, equipped with a fully private and separate entrance. Enjoy the outdoors with a fully fenced and landscaped backyard, complete with low-maintenance concrete work, and a double detached garage offering ample parking and storage. Ideally situated close to schools, grocery stores, playgrounds, and essential amenities, this home is an excellent choice for first-time buyers or families looking to upgrade. Don't miss out—contact your favourite Realtor today to book a private showing!