



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**269 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2230216



\$689,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	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:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained Jayman Built home in the vibrant community of Cornerstone. Featuring a legal double detached garage, illegal basement suite with separate side entrance, and a fully landscaped yard with large deck. The main floor offers two living areas, a bright front den, dining room, and a U-shaped kitchen with gas stove, chimney hood fan, built-in microwave, and double-door fridge with water dispenser. Upstairs boasts 3 bedrooms and 2 full baths including a 5-piece ensuite in the primary. The basement includes 2 bedrooms, a full bath, full kitchen with brand-new appliances, and a large living area. Close to parks, shopping, and transit. A fantastic home or investment opportunity!