



**GRASSROOTS**  
REALTY GROUP

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**218 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2236508**



**\$644,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** None

OPEN HOUSE SATURDAY 1245-4pm. NEW PRICE | GREAT LOCATION | BIG BEDROOMS | BASEMENT SUITE Illegal| DOUBLE GARAGE | A stunning & beautiful well-taken care property you can call your home. With lots of Upgrades & Ideally located with couple minutes drive from the shopping area, playgrounds and other amenities like grocery and banks. This duplex offers bright, clean and open layout, with pretty lightings, main floor high ceiling and wall characters. The property has more than 2200 sqft of finished space with 4 bedrooms, 4 washrooms and a double detached garage. Main floor comes with wide living room showing off wall decoration and stone wall mounted fireplace. Huge square Dining room. Kitchen presents big island for eating and to prepare food, breakfast bar and stainless steel appliances, Ceiling height cabinets and a Pantry. Main level has a half washroom, back door open to the deck and jacket closets both at entrance and in the mud room area. Upstairs offers huge master bedroom with en-suite washroom, two more bedrooms and a common washroom, in addition upstairs has a separate laundry room. Going downstairs there is illegal basement suite with one big bedroom, kitchen, living room, full washroom, laundry area, along with separate entry for it, its rented and a great mortgage help for first time buyers and investors. Beautiful backyard with deck for summer and winter treats. Finally, double detached garage for worry-free parking for your vehicles. Please book your visit today for this immaculate & affordable family house.