



GRASSROOTS
REALTY GROUP

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92 Cornerstone Park NE
Calgary, Alberta

MLS # A2236883



\$649,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,640 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	4
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Tree		

Heating:	Central, Exhaust Fan, Standard, Hot Water, Humidity Control	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

This almost-new, corner lot duplex in Cornerstone is ideally located with a front-facing park, offering both peace and convenience. Just a minute's walk from a beautiful pond, the home features a modern open-concept design with a spacious living room, elegant dining area, and a chef-inspired kitchen with a stunning center island, stainless steel appliances, and a large pantry. The home boasts four rooms—three upstairs and one in the finished basement—along with three full bathrooms, including a full bathroom in the basement for added convenience. Upstairs, you'll find three generous bedrooms, a versatile bonus room, and a primary suite with a 3-piece ensuite and walk-in closet. The finished basement, with 9-ft ceilings, offers a separate entrance, two egress-sized windows, and a separate furnace, providing endless potential. The location is prime, with easy access to shopping at Chalo FreshCo Plaza, CrossIron Mills Mall, Calgary International Airport, and major routes like Country Hill Blvd and Stoney Trail. This home won't last—book your private showing today!