



**GRASSROOTS**  
REALTY GROUP

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**120 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2237701**



**\$569,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

DOUBLE DETACHED GARAGE!! OVER 1500+ SQFT OF LIVING SPACE!! 3 BED 2.5 BATH!! Located in the growing community of Cornerstone, this semi-detached home offers a smart layout with tons of space for the whole family. Step in through the spacious foyer, which leads into a cozy living area, then into the dining space, and finally the kitchen. The kitchen features an island, walk-in pantry, and modern cabinetry, with a convenient 2-piece bath on the same floor. Upstairs you'll find three well-sized bedrooms, including the primary bedroom with its own 4-piece ensuite and walk-in closet. The other two bedrooms share another full 4-piece bath, and the laundry is also conveniently located on this level. Outside, enjoy the double detached garage and a backyard with lane access. Great location with quick access to Stoney Trail, Metis Trail, and 36 Street, and you're only about 10 minutes from the airport. MOVE-IN READY AND WAITING FOR YOU—COME SEE IT TODAY!