



GRASSROOTS
REALTY GROUP

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551 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2241231



\$600,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,341 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****SEMI-DETACHED WITH A LEGAL SUITE. LIVE UPSTAIRS RENT BELOW - GREAT STARTER HOME****

Welcome to 551 CORNERSTONE AVENUE, a beautifully designed 2-story home offering over 1,900 sqft of living space in the vibrant community of Cornerstone. This stunning property features a 1-bedroom legal suite in the basement with a separate side entrance, a full kitchen, a bathroom, and private laundry—an excellent opportunity for rental income or multigenerational living! Step inside to a bright and open-concept main floor, perfect for entertaining. The spacious living area flows seamlessly into the modern kitchen, featuring stylish cabinetry and ample counter space. A convenient mudroom and 2-piece bathroom complete this level. Upstairs, the primary bedroom is a true retreat, offering a walk-in closet and a private ensuite bathroom. Two additional bedrooms, a shared 4-piece bathroom, and an upstairs laundry room add to the home's functionality and comfort. Located in the sought-after community of Cornerstone, this home provides easy access to major routes like Country Hills Blvd and Stoney Trail, making everyday commute a breeze. Enjoy the convenience of nearby restaurants and fast food, grocery stores, shopping plazas, parks, playgrounds, CrossIron Mills, and Calgary International Airport—everything you need just minutes away! This is a must-see home with whether you are a first time home buyer or looking for an investment property that will cash flow. Don't miss out—book your showing today!