



**GRASSROOTS**  
REALTY GROUP

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**1211 Cornerstone Street NE**  
**Calgary, Alberta**

**MLS # A2243417**



**\$449,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,355 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 178
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**3 BED | 2.5 BATH | ATTACHED TANDEM GARAGE | LOW CONDO FEES** | Welcome to this beautifully maintained street-facing townhome in the vibrant, fast-growing community of Cornerstone. This thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and a single attached tandem garage that comfortably fits two vehicles&mdash;perfect for households with multiple drivers or extra storage needs. Enjoy the added bonus of direct street access, offering front street parking and your own charming front yard&mdash;ideal for relaxing, gardening, or a safe play area for children. The entry-level offers a versatile space that can serve as a mudroom, home gym, or storage hub, along with easy access to the attached garage. Upstairs, the main floor impresses with luxury vinyl plank flooring, an open-concept layout, and a modern kitchen equipped with quartz countertops, stainless steel appliances, full-height soft-close cabinetry, a pantry, and a large center island with bar seating&mdash;ideal for cooking and entertaining. The bright and spacious living and dining areas lead out to a sunny West-facing balcony with a BBQ gas line, perfect for summer grilling or evening relaxation. A convenient 2-piece powder room and additional storage closet complete this level. On the top floor, you'll find three generously sized bedrooms, including a peaceful primary retreat with a tray ceiling, walk-in closet, and private 4-piece ensuite. A second full bathroom and upper-level laundry add everyday ease. Set in a well-connected, master-planned community, you're minutes from parks, future schools, shopping, and public transit. With quick access to Stoney Trail, Deerfoot Trail, Country Hills Blvd, Calgary International Airport, and CrossIron Mills, this home checks all the boxes for comfort and convenience. Don&rsquo;t miss your opportunity

to make this turnkey home yours&mdash;schedule a showing today!