



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

120 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2244325



\$554,800

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	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!