



GRASSROOTS
REALTY GROUP

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

20 Cornerstone Link NE
Calgary, Alberta

MLS # A2246145



\$649,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,660 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to 20 Cornerstone Link NE, Calgary – A Beautiful, Modern Half-Duplex with LEGAL SUITE! Step into comfort and style with this well-designed half-duplex offering over 2,300 plus square feet of finished living space. Located in the dynamic and fast-growing community of Cornerstone. Main Floor Highlights-Modern Kitchen includes a sleek electric stove range and chimney hood fan, extended island is perfect for prepping meals or casual dining and walk-in pantry add practical convenience. Open Living & Dining Enjoy the spacious living and dining areas, designed for both entertaining and everyday family life. The entire main floor shines with extra pot lights and upgraded light fixtures, adding warmth and elegance throughout. Upper Floor – Comfort Meets Convenience Primary Bedroom Suite The staircase leads you to a large bright primary bedroom, featuring a walk-in closet and 4-piece ensuite bathroom. Additional Bedrooms & Bonus Room Two more well-sized bedrooms, a bonus/flex room, and an upper-floor laundry area with a stacked washer/dryer make this level ideal for growing families. LEGAL Basement Suite – Income Opportunity Enjoy the added value of a fully developed legal suite with: • Separate entrance • 2 spacious bedrooms • Large kitchen with full appliances • Comfortable living room • 4-piece bathroom • Private access to the furnace room *Currently tenants occupied paying \$1300 plus 40% utilities-Tenants are willing to stay with 11 months lease left on it. Prime Location in Cornerstone This fantastic home is located in a thriving NE Calgary neighborhood, just steps from: *Chalo FreshCo Plaza *Skypoint Landing shopping centre *Future Gurdwara Sahib (coming soon!) *Playgrounds, walking paths, and schools. *Calgary Fire Station *Future Community centre. *Regional Park And

with easy access to major roads like Stoney Trail, Metis Trail, and 36 Street, commuting across Calgary is a breeze. You're also just 10 minutes from Calgary International Airport—ideal for frequent travelers. Don't miss the opportunity to make it yours. Book your showing today. Call your favourite Realtor.