



**GRASSROOTS**  
REALTY GROUP

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**98 Cornerstone Link NE  
Calgary, Alberta**

**MLS # A2246610**



**\$499,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Window Coverings
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\*\*\*\*OUTSTANDING VALUE\*\*\*\* CORNER LOT!!! This property has a total of 3 bedrooms, 2.5 bathrooms and over 1,400SQFT above grade! The main floor has a nice open layout with luxury flooring, stainless steel appliances and quartz counter tops! The upper level has 3 bedrooms, all with walk-in closets, 2 full bathrooms including a 4 pce master ensuite. Close to shops, public transit and parks!