



GRASSROOTS
REALTY GROUP

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167 Cornerstone Passage NE
Calgary, Alberta

MLS # A2246901



\$679,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		
Inclusions:	None		

LEGAL BASEMENT SUITE // Welcome to this stunning 5-bedroom, 3.5-bathroom two-storey home in the highly sought-after community of Cornerstone! Offering 2,057.3 sq. ft. of total finished living space, this meticulously maintained property features a fully legal basement suite with a separate side entrance — perfect for extended family or rental income. The main floor showcases 9-ft ceilings, an open-concept living and dining area, and a modern kitchen with elegant cabinetry, granite countertops, a large pantry, a functional workstation, and a 2-piece bath. Upstairs, the spacious primary suite boasts a walk-in closet and a luxurious ensuite with a shower and vanity, complemented by two additional bedrooms and another full bath. The **LEGAL BASEMENT SUITE** offers its own kitchen, family room, 2 bedrooms, and full bathroom, providing exceptional flexibility. Outside, enjoy a zero-maintenance backyard complete with a large deck, storage shed, and oversized double garage. Recent upgrades include a new roof and siding and new microwave giving you added peace of mind. Ideally located close to parks, schools, shopping, transit, Stoney Trail, and the airport — this home truly has it all! Book your showing today before it’s gone!