



GRASSROOTS
REALTY GROUP

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140 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2247869



\$610,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to your new home! This beautifully maintained property offers the perfect blend of comfort, style, and convenience. Featuring a bright and open floor plan, modern finishes, and ample natural light throughout, every detail has been thoughtfully designed. This fully loaded home features a developed basement, double detached garage, fenced & landscaped yard, shed, 2 laundry areas, 4 bedrooms, 3.5 baths, central A/C, and many upgrades. Enjoy a charming verandah, rear deck, newer roof, storm doors, phantom screen, and mostly new appliances. Over 2,000 sq. ft. of total living space with a bright tiled foyer, luxury vinyl plank floors, spacious dining area, and chef's kitchen with granite counters, tall maple cabinets, walk-in pantry, and 4-seat island. Upstairs offers 3 large bedrooms, 2 full baths (granite vanities), and upper laundry with new washer/dryer. The finished basement includes a rec room, 4th bedroom, full bath, second laundry, and plenty of storage. Located in vibrant Cornerstone with quick access to Stoney Trail, schools, shopping, parks, airport & more. Built by award-winning Shane Homes & move-in ready!