

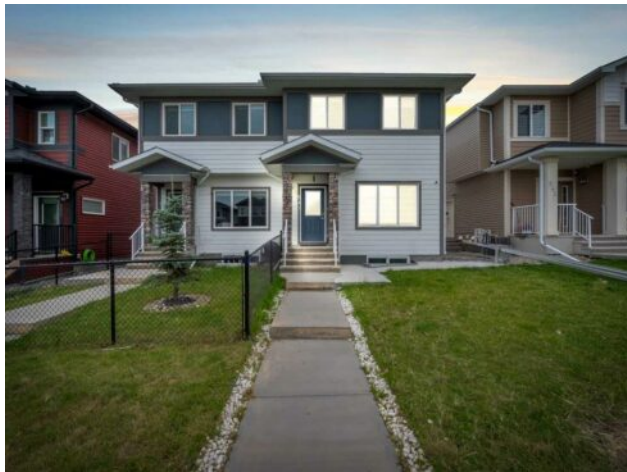


GRASSROOTS
REALTY GROUP

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547 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2250026



\$629,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,590 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to 547 Cornerstone Avenue! This semi-detached 2-storey home offers over 2,300 sq. ft. of living space, a double detached garage, and a legal basement suite with its own side entrance. The main floor has a functional open layout with a good-sized living room, dining area, modern kitchen, a 3-piece bathroom, and a bedroom on the main level—perfect for guests or anyone needing single-level living. Upstairs you’ll find 3 more bedrooms, including a primary with a private 3-piece ensuite, plus another full bathroom and convenient laundry. The basement is fully developed as a legal suite with 2 bedrooms, a 3-piece bath, full kitchen, and utility room, making it ideal for extra income or extended family. Cornerstone is a growing community with easy access to Stoney Trail, Country Hills Blvd, shopping, schools, parks, restaurants, and the airport. This is a great opportunity for families or investors looking for a property with strong rental potential.