

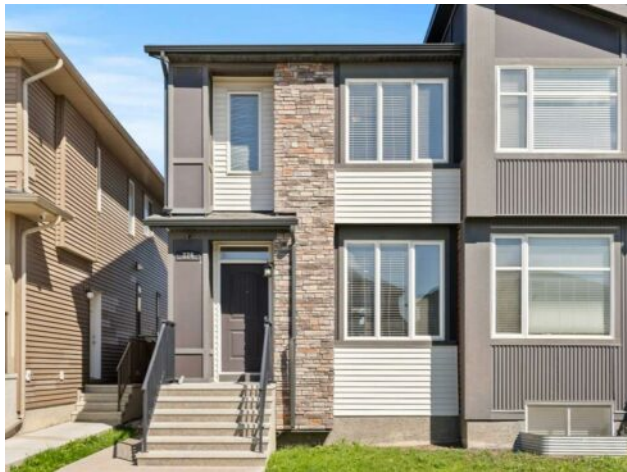


GRASSROOTS
REALTY GROUP

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226 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2250919



\$646,500

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,525 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Basement Suite: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer

Welcome to this beautifully maintained half-duplex with a legal secondary suite, located in the vibrant community of Cornerstone. Thoughtfully designed for both comfort and functionality, the home offers a bright, open main floor with a spacious living area, dining space, and a large kitchen complete with a central island, quartz countertops, and stainless steel appliances—perfect for both entertaining and everyday living. A convenient main floor laundry area adds to the practicality of the layout, while access from the dining area leads to a back deck and private yard, creating a seamless indoor-outdoor flow. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a walk-in closet and 4-piece ensuite, as well as a second 4-piece bathroom for the family. The legal basement suite is equally impressive, featuring a modern U-shaped kitchen, a comfortable living room, large bedroom, full bathroom, and separate laundry—making it a fantastic option for rental income or extended family living. A double detached garage provides ample parking and storage, while recent updates including new siding, eavestroughs, and a brand-new roof (all completed earlier this year) ensure peace of mind for the next owners. Situated in Cornerstone, you’ll enjoy quick and easy access to Stoney, Metis Trail and Deerfoot Trail, plus nearby schools, playgrounds, shopping, and a full range of amenities. This clean and move-in ready property is an excellent opportunity for homeowners and investors alike.