



**GRASSROOTS**  
REALTY GROUP

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**103, 50 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2256012**



**\$399,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this spacious 3-bedroom home perfectly situated in the vibrant community of Cornerstone. Enjoy easy access to Stoney Trail, neighbourhood playgrounds, scenic walking paths, and a variety of nearby shops and amenities. Step inside to a bright, open-concept design featuring 9-foot ceilings and elegant vinyl plank flooring throughout the main level. The showpiece chef's kitchen is equipped with full-height soft-close cabinetry, quartz countertops, a stylish eating bar, and a full stainless steel appliance package—ideal for entertaining or everyday family living. The kitchen flows seamlessly into the dining area and spacious great room, creating a warm and inviting atmosphere. Upstairs, the primary suite offers a private retreat with a 4-piece ensuite and generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the second floor. The double tandem garage provides plenty of space for vehicles, storage, or even a home gym or workshop. Bright, modern, and move-in ready, this TRUMAN-built residence combines style and functionality—ready for you to make it your own.