



**GRASSROOTS**  
REALTY GROUP

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**276 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2262039**



**\$634,999**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,586 sq.ft.                                                               | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 2 half  |
| <b>Garage:</b>   | Double Garage Detached                                                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Fruit Trees/Shrub(s), Gazebo, Level, Low Maintenance |               |                  |

|                    |                                                 |                   |     |
|--------------------|-------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, See Remarks, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks    |                   |     |

**Inclusions:** Drapes, Curtains, Curtain Rods, Built in Christmas lights, gazebo with chairs.

UNDER \$635k- WELCOME to this IMMACULATE, FULLY UPGRADED, WELL KEPT, EXTREMELY CLEAN home in Cornerstone community in Calgary. House features 4 Bedrooms (3 up, 1 in the basement), 4 bathrooms (2 Full, 2 Halves) . The PRIDE of ownership from the original owners is shown in this 2017 year built house. Main floor offers open floor plan, 9 Ft knockdown ceiling, Upgraded QUARTZ countertops( throughout the whole house), Under mount sinks throughout the house. HIGH end Upgraded Stainless STEEL appliances, POT lights, NEW light fixtures in the kitchen, living area is separated from the dining area that open to a BEAUTIFUL fully fenced backyard with a double car garage. Low maintenance backyard with (no grass) all bricks and concrete work done, beautiful trees, Gazebo and it looks amazing throughout the year, easy to maintain as well. Upstairs has THREE GREAT size bedrooms, TWO full bathrooms and laundry is conveniently located on the upper level/second floor as well. Basement is FULLY FINISHED with a HUGE LIVING ROOM, bedroom and a half bathroom as well (That could easily be converted to a full bathroom)The DOUBLE CAR GARAGE is 22x22. Call now to view this home.