



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**220 Cornerstone Grove NE**  
**Calgary, Alberta**

**MLS # A2262071**



**\$649,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	None
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Welcome to this beautifully maintained 2 storey home, located in the Cornerstone community in NE Calgary. This community is well-known for its close- proximity to schools, parks, playgrounds, shopping, groceries, and convenient access to all major highways&mdash;making it an ideal place to call home. The main floor features an open-concept design with upgraded flooring; half bathroom, a spacious living and dining area filled with natural light from many large windows. The chef-inspired gourmet kitchen is equipped with stainless steel appliances, built-in microwave, gas stove, and hood fan. Upstairs, you&rsquo;ll find the primary bedroom with a luxurious ensuite and walk-in closet. Two additional generously sized bedrooms, a full common bathroom, and a convenient laundry room completes the upper floor. The basement boasts a separate entrance, one-bedroom, full bathroom and a large living area which makes it a great option for extended family and guests. Don&rsquo;t miss this opportunity, call your favorite realtor today&hellip;.