



GRASSROOTS
REALTY GROUP

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

1333 Cornerstone Way NE
Calgary, Alberta

MLS # A2265383



\$599,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	Basement Suite Appliances: Refrigerator, Electric Range, Microwave Hood Fan, Dishwasher, Washer/ Dryer Stacked
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Welcome to this stylish half-duplex with a legal secondary suite located in the thriving northeast community of Cornerstone. The main floor features an open layout with a generous living area, dining space, and a well-appointed kitchen showcasing a central island, quartz countertops, stainless steel appliances, and a gas range, perfect for both everyday living and entertaining. Upstairs includes three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite with double vanity. You’ll also find a second 4-piece bathroom, laundry on the same level, and a bonus area offering flexibility for a home office, playroom, or media space. The one-bedroom legal basement suite has its own kitchen, living room, 4-piece bathroom, and laundry, and is currently tenant-occupied, offering a great mortgage helper or investment opportunity. A double detached garage adds convenience, and the location offers quick access to Stoney Trail, Country Hills Blvd, shopping, parks, and schools. A fantastic opportunity for homeowners or investors in one of Calgary’s fastest-growing communities.