



GRASSROOTS
REALTY GROUP

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

1348 Cornerstone Way NE
Calgary, Alberta

MLS # A2265544



\$569,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,343 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to Cornerstone, a highly sought-after, vibrant community in NE Calgary offering unparalleled accessibility with major amenities like Chalo Freshco, retail outlets, banks, and restaurants all nearby, plus effortless commuting via quick access to Stoney Trail, Country Hills Blvd, and a transit station just five minutes away. We are delighted to present this stunning, few-years-old, semi-detached home featuring 4 bedrooms and 3.5 bathrooms, complete with full landscaping, making it absolutely move-in ready; an exceptional value is added by the fully legal, 1-bedroom, 1-bathroom basement suite currently rented for \$1,180 (all-inclusive), providing immediate, significant mortgage support. The main floor boasts a bright, open-concept design with a seamless flow from the expansive great room to the dining area and a modern, L-shaped kitchen appointed with high-end upgrades including a chimney-style hood fan, built-in microwave, luxurious quartz countertops, and a gas range. Upstairs, you'll find three spacious bedrooms, including two that share a convenient Jack-and-Jill ensuite bathroom, alongside the private primary suite which offers a walk-in closet, dedicated private ensuite, and an oversized window that ensures ample sunlight floods the home throughout the day, enhancing its warm and inviting atmosphere. Ready to view this beautiful gem? Contact us today to schedule your private showing!