



GRASSROOTS
REALTY GROUP

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

164 Cornerstone Grove NE
Calgary, Alberta

MLS # A2269687



\$494,999

Division:	Cornerstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: NA

... Welcome to the Immaculate/epitome of modern living in the new community of Cornerstone! This year 2022 constructed, two-storey townhome by Truman Homes offers the ideal blend of style and functionality and NO CONDO FEES. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for your family to thrive. The main floor offers a spacious and bright layout with abundant natural light and high cabinets. The contemporary kitchen with cream cabinetry, stainless steel appliances (with a gas stove!) and a generous island, perfect for preparing meals and hosting friends and family. Upstairs, you'll find an ample primary suite with a sizable walk-in closet and ensuite bathroom with double sinks! Two additional bedrooms share a well-appointed full bathroom, and laundry is just down the hall. The basement is unfinished, offering endless possibilities to fit your lifestyle. You'll find a yard and a DOUBLE DETACHED GARAGE in the back. Conveniently located right across the street from a variety of shops and services, including Chalo FreshCo, Dollarama and Shoppers Drug Mart. The community offers a family-friendly atmosphere, proximity to parks and schools, and convenient access to major roadways for easy commuting. Don't miss the opportunity to call this brand-new townhome yours! Your future in Cornerstone begins here. This home is perfect for an investor or a first time buyer. Call your favourite Realtor for a Private showing now.