



GRASSROOTS
REALTY GROUP

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258 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2272009



\$544,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: basement fridge (as-is)

Wow! Steal of a Deal! Watch the video* . Gorgeous Home! A perfect blend of comfort, style, and value! A stunning property located in NE's Calgary one of the most popular and top selling community "Cornerstone". ALMOST 1600 SQFT | OVERSIZED DOUBLE GARAGE | SIDE ENTRANCE + 9FT BASEMENT | BRIGHT & OPEN FLOOR PLAN | 3 SPACIOUS BEDROOMS (ALL WITH WALK-IN CLOSETS) | MORRISON BUILT LOLA FLOOR PLAN | NEW ROOF SHINGLES & SIDING | BRAND NEW PAINT | NEWER APPLIANCES | FULLY LANDSCAPED & FENCED | 10/10 LOCATION. Step inside and you'll immediately feel the warmth of the sun-filled south-facing open floor plan. The main level offers two versatile living spaces — a front great room and a cozy family area — ideal for family gatherings or entertaining. The spacious dining area comfortably fits a six-seater table and is surrounded by tall windows that fill the space with natural light. The chef's kitchen features quartz countertops, a large center island, upgraded stainless-steel appliances (including a gas stove, new OTR microwave and newer fridge), and abundant cabinetry for all your storage needs. Upstairs fulfills what every growing family needs — three spacious bedrooms, each with its own walk-in closet, providing ample space and comfort for everyone. The primary bedroom offers a private ensuite and walk-in closet, while the two secondary bedrooms share a well-appointed bathroom. There's even a bonus workspace nook — perfect for studying or working from home. Unfinished basement with a side entrance (with concrete steps) and 9ft ceiling - a great income potential to build a LEGAL SUITE (subject to approval and permitting by the city/municipality). Outside, enjoy your fully fenced and landscaped backyard, ideal for summer BBQs and get-togethers, along with

a double detached garage for convenience. The backyard is already beautifully set up with a flower bed — a perfect spot to add your personal touch and grow your favorite flowers or plants Located steps from bus stops, parks, playgrounds, shops, restaurants, medical clinics, banks, and schools, plus minutes to FreshCo and other grocery stores, Stoney Trail, Deerfoot Trail, the airport, and the proposed Gurdwara site, this home delivers comfort, location, and value all in one package. Don’t miss your chance to own this beautiful move-in-ready home in Cornerstone.