



GRASSROOTS
REALTY GROUP

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

167 Cornerstone Passage NE
Calgary, Alberta

MLS # A2272283



\$640,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,495 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

PERFECT LOCATION WITH LEGAL BASEMENT-Welcome to this beautiful single-family home located in the heart of Cornerstone—one of Northeast Calgary’s most desirable communities. This well-maintained property features a fully LEGAL BASEMENT SUITE and an oversized DOUBLE DETACHED GARAGE, offering exceptional value for families, investors, or first-time homebuyers. The main floor features an open-concept layout designed for comfort and style. Enjoy a bright, spacious living room that flows into a modern kitchen equipped with stainless steel appliances, a large island, and ample cabinet space perfect for cooking, hosting, and everyday living. At the rear, a fully developed deck provides a low-maintenance outdoor space ideal for relaxation and gatherings, with easy access to the double garage. Upstairs, you will find three generous bedrooms and two full bathrooms, including a well-appointed primary suite. A convenient upper-floor laundry room adds to the home's practicality. The legal basement suite, complete with its own separate side entrance, includes two additional bedrooms, a full bathroom, a functional kitchen, and a spacious recreation area—ideal for extended family or rental income opportunities. Located just minutes away from parks, bus stops, and shopping centers, this home offers both comfort and convenience in a vibrant, growing community. Don’t miss your chance to own this spacious, versatile, and beautifully maintained home in Cornerstone!