



**GRASSROOTS**  
REALTY GROUP

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**149 Corner Ridge Mews NE**  
**Calgary, Alberta**

**MLS # A2272649**



**\$660,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this spacious and well-maintained detached home in the heart of Cornerstone, one of NE Calgary's most convenient and desirable communities, close to schools, parks, shopping, restaurants, public transit, and all major amenities. This property offers a total of 5 bedrooms, 3.5 bathrooms, and 1,901 sq. ft., an illegal basement suite with a separate entrance. The main floor features a bright, open-concept layout with two living spaces—a formal living room and a cozy family room—along with a dining area, 2-pc bathroom, mudroom, and pantry. The stunning kitchen is designed for both style and function, stainless steel appliances, a double-door fridge, built-in microwave and oven, gas cooktop, and a spacious island. Large windows fill the home with natural light throughout. The upper level offers a generous bonus room, 3 well-sized bedrooms, and 2 full bathrooms. The primary suite impresses with a 5-pc ensuite featuring his-and-hers sinks, a soaker tub, and a walk-in closet. Convenient upper-level laundry adds to the practicality of the layout. The illegal basement suite includes a private separate entrance, 2 additional bedrooms, its own laundry, and ample living space—perfect for extended family or added rental potential. Private parking is in the rear. A fantastic opportunity to own a bright, functional, and versatile home in a prime Cornerstone location close to everything you need!