



GRASSROOTS
REALTY GROUP

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88 Cornerstone Park NE
Calgary, Alberta

MLS # A2273887



\$544,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Off Street, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), See Remarks		

Heating:	Exhaust Fan, Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Other, Shingle Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	N/A		

This almost-new, corner lot duplex in Cornerstone is ideally located with a front-facing park, offering both peace and convenience. Just a minute's walk from a beautiful pond, the home features a modern open-concept design with a spacious living room, elegant dining area, and a chef-inspired kitchen with a stunning center island, stainless steel appliances, and a large pantry. Beautiful cabinetry with clean, modern look. Stainless steel appliances for a stylish touch. Large pantry for all your storage needs. Bright, wide window flooding the space with natural light. Upper-Level Comfort- 3 spacious bedrooms + a versatile bonus room, Primary room with a 3-piece ensuite & walk-in closet. Additional common bath for convenience. Unfinished Basement & Endless Potential! 9-ft ceilings for a spacious feel, Separate exterior entrance. Two egress-sized windows for natural light & safety. Rough-ins for a future bathroom & customize to your needs. Prime Location & Unbeatable Convenience! Steps from playgrounds, shopping & the new Chalo FreshCo Plaza. 5 minutes to CrossIron Mills Mall. 10 minutes to Calgary International Airport. Quick access to Deerfoot & Stoney Trail & easy commuting! This gem won't last long! Book your private showing today!