



GRASSROOTS
REALTY GROUP

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1329 Cornerstone Way NE
Calgary, Alberta

MLS # A2274900



\$599,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,637 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement Suite: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer/ Dryer Stacked

Welcome to this beautifully designed half-duplex with a legal secondary suite, perfectly situated in the growing northeast community of Cornerstone. The main level offers an inviting open-concept layout with a bright living area, dedicated dining space, and a modern kitchen complete with a central island, quartz countertops, stainless steel appliances, a gas range, and a pantry — ideal for everyday living and effortless entertaining. The upper level features three well-sized bedrooms, including a comfortable primary retreat with a walk-in closet and a 4-piece ensuite with dual sinks. A second full bathroom, convenient upper-floor laundry, and a versatile bonus area provide functionality for a home office, playroom, or additional lounge space. The legal one-bedroom basement suite includes its own kitchen, living room, 4-piece bathroom, and in-suite laundry, and is currently tenant-occupied, offering an excellent option for added rental income or a strong investment opportunity. A double detached garage adds everyday convenience, and the location offers quick access to Stoney Trail, Country Hills Blvd, shopping, parks, and schools. A fantastic opportunity for both homeowners and investors in one of Calgary's fastest-growing communities.