



**GRASSROOTS**  
REALTY GROUP

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**1244 Cornerstone Way NE**  
**Calgary, Alberta**

**MLS # A2276036**



**\$599,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Level, Other, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NA

Quick possession Available. This 5 bed/3.5 bath opportunity comes with 2 Bed legal suite currently rented out for 1700 per month. Welcome to this beautifully designed half-duplex featuring a legal secondary suite, situated in the vibrant northeast community of Cornerstone. This property is perfect for families or investors looking for a move-in ready opportunity. The main level offers a bright open-concept layout with a spacious living room, dining area, and a modern kitchen complete with a central island, quartz countertops, stainless steel appliances, and a gas range—ideal for both daily living and entertaining guests. Large windows fill the space with natural light, creating a warm and welcoming atmosphere. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite boasting a double vanity. This level also includes a second 4-piece bathroom, convenient upper-floor laundry, and a versatile bonus space perfect for a home office, play area, or media room. The legal two-bedroom basement suite features a separate kitchen, living space, 4-piece bathroom, and its own laundry, and is currently tenant-occupied, providing excellent rental income potential. Exterior highlights include a rear parking pad with lane access, a level lot, and close proximity to parks, playgrounds, shopping, schools, and major roadways such as Stoney Trail, Country Hills Boulevard. Perfect for generating rental income or accommodating extended family. Situated in Cornerstone, known for its strong rental market and growing amenities, this turnkey property is ideal for both families and investors alike. Book your showing today