



**243 Cornerstone Avenue NE  
Calgary, Alberta**

**MLS # A2278964**



**\$589,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

| GREAT LOCATION | SPACIOUS BEDROOMS | OPEN LAYOUT | FINISHED BASEMNT (ILLEGAL SUITE) | DOUBLE GARAGE | FULLY FENCED | 2250 + SF of living space/4 bedroom & 3.5 Bathroom. Beautiful and well-maintained home offering a SPACIOUS DOUBLE DETACHED GARAGE and FINISHED DECK WITH FULLY FENCED. The Main floor features a bright living room, Good sized dining area, KITCHEN WITH AMPLE OF STORAGE SPACE, and half washroom. Upstairs offers 3 SPACIOUS Bedrooms with TWO FULL washrooms. North-facing home with tons of natural light, built-in appliances, gas stove, and a spacious, functional layout. Brand new carpet, brand new roof shingles, and new siding installed. The illegal suite in the basement includes ONE BEDROOM, Full washroom, kitchen, and separate entrance. This house is Perfect for families and investors.