



GRASSROOTS
REALTY GROUP

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243 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2278964



\$589,900

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

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

Inclusions: N/A

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 basement suite includes ONE BEDROOM, Full washroom, kitchen, and separate entrance, currently rented. This house is Perfect for families and investors.