



GRASSROOTS
REALTY GROUP

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1071 Cornerstone Street NE
Calgary, Alberta

MLS # A2279375



\$665,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Zero Lot Line		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: ELECTRIC COOKTOP AND OVEN, DISHWASHER, WASHER AND DRYER, MICROWAVE, FRIDGE, CURTAINS AND WINDOW COVERINGS. BASEMENT APPLIANCES - KITCHEN COOKTOP AND OVEN, FRIDGE, WASHER AND DRYER.

Welcome to 1071 Cornerstone Street NE — a former Jayman show home known as “The Avid,” proudly recognized as a 2016 SAM Awards finalist for Best New Home. This spacious and versatile 6-bedroom, 4-bathroom property offers 1,773 sq ft RMS above grade plus a fully finished Legal basement Suite, making it ideal for large families, multi-generational living or investors seeking strong rental potential. The main floor features a bright open-concept layout with a generous living room, dining area and a functional kitchen equipped with laminate countertops, stainless-steel appliances and a pantry, complemented by a full bedroom and 4-pc bath perfect for parents, guests or an office setup. Upstairs showcases three well-sized bedrooms including a primary suite with a 5-pc ensuite and walk-in closet, a full main bath and convenient upper-floor laundry. The fully finished basement is developed as a legal suite (pending final inspection with city of Calgary) and includes two bedrooms, a 4-piece bathroom, a recreation area, and a Kitchen, offering excellent flexibility for extended family or entertaining. The home is perfectly located steps from parks, close to major grocery stores, with a Calgary Transit bus stop right in front of the house and a school bus stop directly at the door—an unbeatable convenience for families. With quick access to Stoney Trail, Country Hills Blvd, the airport and Cornerstone’s growing retail and amenity hub, this award-nominated former show home delivers exceptional space, value and functionality in one of Calgary’s most desirable NE communities.