



**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 DRYWE, MICROWAVE, FRIDGE, CURTAINS AND WINDOW COVERINGS. BASEMENT APPLIANCES - KITCHEN COOKTOP AND OVEN, FRIGDE, 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.