



GRASSROOTS
REALTY GROUP

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1208 Cornerstone Street NE
Calgary, Alberta

MLS # A2292726



\$399,997

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,392 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: na

EXTENSIVELY UPGRADED | Former Truman Show Home | LIGHT & BRIGHT | 3 Bed & 2.5 Bath | ATTACHED HEATED DOUBLE GARAGE | West Exposure | This is not your typical townhouse! It features high-end luxurious finishes. Located on a quiet, central street in the sought-after community of Cornerstone is this 3 level, open concept townhouse. This home is HEAVILY upgraded as it was a former show home. There's an attached HEATED double garage. High-efficiency furnace & hot water tank. Vinyl floors. The open concept floor plan gives the home a grand feeling. Neutral color palette with various built-in features all over the home. HIGH-END finishes with all the bells & whistles. This home was designed to perfection! The main floor features a spacious foyer upon entry. You'll find a generous bedroom on the main as well as a utility room and an attached double garage. The second level features open concept upon entry and is full of NATURAL light from the oversized windows. 9 FT ceilings. The upgraded kitchen includes ceiling height cabinets with soft close doors, a pantry, a large central island, premium quartz countertops, and stainless appliances. To complete the main floor, there's a dedicated dining area with a stone feature wall, a half bathroom, and a large living room with various built-ins. Step outside and you're greeted with an enormous finished patio with west exposure off of the second level. The third level features 2 generous master bedrooms. Both masters include a spacious walk-in closet and their own 4 piece bathroom. The primary master bedroom has a wonderful tray ceiling. There's also dedicated laundry as well. The front yard has been landscaped and mowing is covered within the low condo fee. You'll love the large common area full of green space. The bus stop is only a 30

second walk away from this quiet street. It shows like-new! Great for INVESTORS or those looking to live in an excellent property. You're looking at it! Cornerstone is a well-established community that features many upcoming schools & amenities in the district. Truly a breathtaking property.