



GRASSROOTS
REALTY GROUP

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713 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2193850



\$655,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,588 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Off Street, On Street, Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled on a corner lot in the vibrant and most desirable community of Cornerstone NE, this spacious 6-bedroom, 4-bathroom home offers a perfect blend of comfort and functionality. The home features a bright and airy main floor with a full bedroom and bathroom, ideal for guests or family members. The open-concept kitchen is a chef's dream, with sleek quartz countertops, stainless steel appliances, and custom cabinets that extend to the ceiling. A spacious island makes meal prep and entertaining effortless, while the adjoining dining area provides ample space for family meals. A highlight of the property is the illegal basement suite with 2 bedrooms, full bath, kitchen, living area and separate laundry, a perfect opportunity to live-up and rent-down. Enjoy beautiful open space views right from your living area and kitchen-providing endless space to relax and unwind. Just 2-3 minute drive to key amenities like Chalo Fresh Co, banks, shoppers drug mart, restaurants and upcoming Gurudwara Sahib. This home offers ultimate convenience. Easy access to Stoney, Metis Trail and just 10-12 minutes to the airport makes commuting a breeze. This meticulously designed home is ideal for those seeking a modern lifestyle with all the conveniences of urban living. Don't Wait, ask your real estate advisor to book a showing!