



GRASSROOTS
REALTY GROUP

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707, 50 Cornerstone Passage NE
Calgary, Alberta

MLS # A2200463



\$479,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,652 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 202
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

4 BED | 2.5 BATH | DOUBLE ATTACHED GARAGE | LOW CONDO FEES | Nestled in Cornerstone, one of Calgary's most vibrant and fast-growing communities, this stunning corner-unit Yorke townhome by Truman Homes offers modern living with convenience at your doorstep. With 4 bedrooms, 2.5 bathrooms, and an open-concept layout, this home is designed for both comfort and style. The ground level features a welcoming foyer, a spacious bedroom (perfect as an office or flex space), a well-sized closet, a utility room, crawl space, and additional storage. Direct access to the side-by-side double attached heated garage adds comfort and convenience. On the second level, you'll love the luxury vinyl plank flooring, expansive living and dining areas, and a beautifully designed kitchen featuring quartz countertops, stainless steel appliances, a pantry, full-height cabinetry with soft-close hardware, and a large island with seating. A 2-piece bathroom and extra storage closet complete this level. Step outside onto the secluded West-facing balcony with a BBQ gas line—ideal for outdoor dining and relaxation. The third level boasts three generously sized bedrooms. The primary suite is a true retreat, featuring a tray ceiling, walk-in closet, and a private 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom, and the dedicated laundry space adds extra convenience. Located in a master-planned community, Cornerstone is designed for connectivity and convenience, featuring parks, future schools, shopping plazas, and transit access. You'll have quick access to Stoney Trail, Country Hills Boulevard, Deerfoot Trail, Calgary International Airport, and Cross Iron Mills. Don't miss this opportunity—book your viewing today!

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