

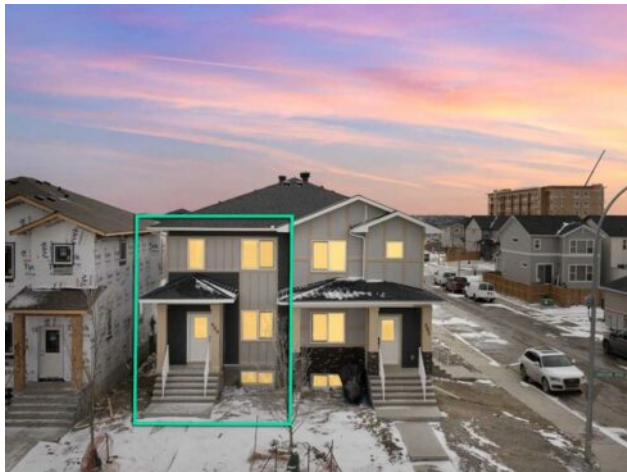


**GRASSROOTS**  
REALTY GROUP

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**689 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2202814**



**\$619,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,561 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Environmental Reserve		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub		

**Inclusions:** none

Welcome to this beautifully designed brand-new home, perfectly situated across from a park and bike trails, offering breathtaking views and no front neighbors! This modern masterpiece boasts an open floor plan, seamlessly blending style and functionality. Step into the modern kitchen, featuring full-height cabinets, quartz countertops, and sleek finishes, perfect for entertaining and everyday living. The main floor bedroom and full bathroom offer flexibility for guests or multi-generational living. A mudroom with a closet at the back adds extra convenience. Upstairs, the primary bedroom is a true retreat, with expansive windows overlooking the park, a spacious walk-in closet, and a 5-piece ensuite featuring double vanities, a standing shower, and a luxurious jacuzzi tub. Two additional well-sized bedrooms, a full bathroom, extra closet and a laundry room complete the second level. The separate entrance basement is ready for future development, with two egress windows, making it ideal for a potential 2-bedrooms basement. With all the premium finishes, this home is designed for modern living. Located in a prime spot with easy access to amenities, restaurants, grocery stores like Chalo Freshco and green spaces, this is the perfect place to call home! Contact for a private showing!