

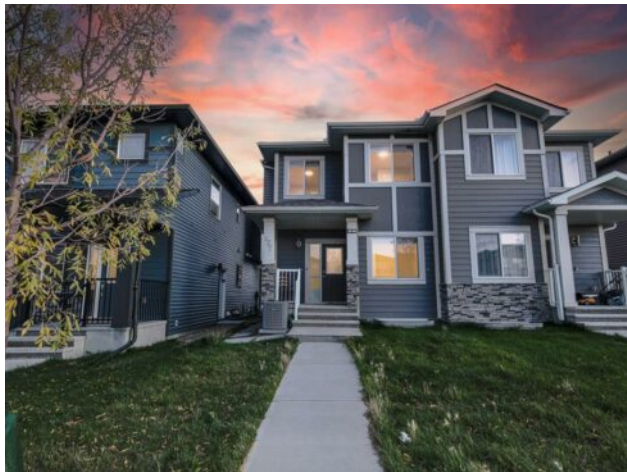


GRASSROOTS
REALTY GROUP

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527 cornerstone Avenue
Calgary, Alberta

MLS # A2208035



\$649,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,554 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cornerstone, a vibrant community in northeast Calgary! This stunning 6-bedroom, 4-bathroom semi-detached home boasts an incredible opportunity for live-up/rent-down potential. The property features a spacious living room, perfect for formal gatherings, and a cozy family area at the back. The kitchen is equipped with upgraded stainless steel appliances, ample storage space, and a pantry, adjacent to a generously sized dining area. A spacious bedroom and a full bathroom completes the main floor. On the upper level, you'll discover a serene primary bedroom with a 5-piece ensuite and walk-in closet. Two additional bedrooms share a 3-piece bathroom, and a convenient laundry room completes this level. The 2-bedroom illegal basement suite offers a spacious living area, kitchen, full bathroom, and separate laundry. This fantastic property is landscaped. Enjoy the convenience of being steps away from: - Chalo Freshco - Shoppers Drug Mart - Major banks - Upcoming Dashmesh Culture Centre (Gurudwara) Plus, easy access to: - Stoney Trail - Calgary International Airport (10-12 minutes) - Downtown Calgary (23 minutes) Don't miss this incredible opportunity to own a beautiful home in Cornerstone! Book your showings today!