



GRASSROOTS

REALTY GROUP

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**186 Cornerstone Avenue NE
Calgary, Alberta**

MLS # A2304321



\$550,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,602 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE | Sat & Sun (April 25 & 26) | 1pm - 4pm | Welcome to this beautifully designed 2-storey half duplex built by Morrison Homes in 2017, located in the growing and vibrant community of Cornerstone in NE Calgary. This home offers a perfect blend of modern finishes, functional layout, and added versatility—ideal for families or investors alike. Step inside to an inviting open-concept main floor, greeted by a welcoming foyer and a bright dining area framed by three large windows that flood the space with natural sunlight. The main level is finished with luxury vinyl plank flooring, adding both durability and a modern touch throughout. The kitchen is both stylish and practical, featuring a large island, breakfast bar, granite countertops, stainless steel appliances, a gas stove/oven, and rich mocha-coloured cabinetry that beautifully complements the space. The main floor also offers a spacious living area with an electric fireplace, a home office, a 2-piece bathroom, and a mudroom for added convenience. Upstairs, you’ll find a thoughtfully designed layout with three bedrooms and a dedicated laundry room. The primary bedroom, located on the south end of the home, is a bright and spacious retreat complete with large windows, a walk-in closet, and a 5-piece ensuite featuring dual sinks. Down the hall, a versatile nook area provides the perfect space for a home office, study, or flex area to suit your needs. Two additional bedrooms are complemented by a 4-piece bathroom with shared access, making it functional for families. The fully developed basement (approximately 638 sq. ft.) offers incredible additional living space and income potential, featuring a separate entrance, a stylish wet bar with quartz countertops and white backsplash, a 4-piece bathroom, a bedroom, storage, and a recreation area ideal for family entertainment or movie nights. Step outside to

your private fenced backyard, designed for low maintenance and enjoyment. The space includes a 10x10 deck, perfect for summer barbecues, morning coffee, or relaxing evenings, along with a double detached garage with convenient alleyway access. Located in the amenity-rich community of Cornerstone, residents enjoy close proximity to Highstreet (Chalo! FreshCo, Shoppers Drug Mart), parks, playgrounds, and a new Regional Park. You're also just 5–10 minutes from major destinations including CrossIron Mills, Costco, SkyPointe Landing, Cardel Rec Centre, and YYC Airport, with quick access to Stoney Trail and Country Hills Blvd for easy commuting. Future community growth includes a planned Major Activity Centre (MAC), multiple school sites, and new transit stations, making this an excellent opportunity in a rapidly developing area. This is a fantastic opportunity to own a modern, move-in-ready home with income potential in one of Calgary's fastest-growing communities.