



**567 Cornerstone Avenue NE  
Calgary, Alberta**

**MLS # A2306437**



**\$559,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

**Inclusions:** Basement Appliances (Electric range, Dishwasher, Washer/Dryer)

**\*\*Attention first-time home buyers and investors!\*\*** This beautifully designed 2-storey home in Cornerstone offers over 1,600 sq. ft. of living space with a 1-bedroom legal basement suite\*\* with separate side entrance, full kitchen, bathroom, and private laundry—perfect for rental income, multigenerational living, or helping offset mortgage payments. The bright open-concept main floor is ideal for everyday living and entertaining, featuring a spacious living area, modern kitchen with stylish cabinetry and ample counter space, mudroom, and 2-piece bath. Upstairs, the primary bedroom offers a walk-in closet and private ensuite. Two additional bedrooms, a shared 4-piece bath, and upper-floor laundry add comfort and functionality. Located in vibrant Cornerstone with easy access to Country Hills Blvd, Stoney Trail, Calgary International Airport, CrossIron Mills, shopping, groceries, restaurants, parks, and playgrounds. Whether you’re buying your first home or looking for an investment property with cash-flow potential, this one is a must-see. **\*\*Book your showing today!\*\***