



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**705, 50 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2308497

\$394,000



Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,647 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Beautifully designed and thoughtfully laid out, this stunning townhome in the sought-after community of Cornerstone offers the perfect combination of style, functionality, and modern comfort. Featuring 4 bedrooms, 2.5 bathrooms, and a double attached garage, this move-in ready home is ideal for families, professionals, or multi-generational living. The entry level welcomes you with a spacious bedroom that works perfectly as a guest suite, home office, or flex space, along with a large closet, utility room, crawl space, and additional storage. The bright and airy main floor showcases an open-concept design enhanced by luxury vinyl plank flooring and large windows that fill the space with natural light. The contemporary kitchen is beautifully finished with quartz countertops, stainless steel appliances, full-height soft-close cabinetry, pantry storage, and a large island with seating — perfect for casual dining or entertaining. The adjacent dining and living areas flow effortlessly onto a private balcony complete with a gas line for your BBQ, creating the perfect outdoor extension of your living space. A convenient 2-piece powder room and extra storage complete this level. Upstairs, you’ll find three generously sized bedrooms, including a relaxing primary retreat featuring a tray ceiling, walk-in closet, and private 3-piece ensuite. An additional full bathroom and upper-floor laundry provide added convenience for everyday living. Located in the vibrant master-planned community of Cornerstone, residents enjoy easy access to parks, future schools, shopping, transit, and major roadways including Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Commuting is effortless with nearby access to Calgary International Airport and CrossIron Mills. Exceptionally maintained and offering incredible value, this is your opportunity to own a stylish and functional

home in one of Calgary's fastest-growing communities. This one checks all the boxes, see it today.