

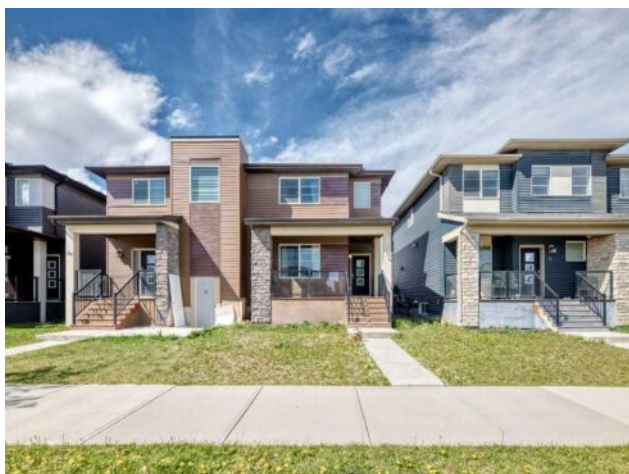


GRASSROOTS
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72 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2314621



\$549,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,473 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Interior Lot, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Welcome to this stunning two-storey half duplex, constructed by Shane Homes in 2017 and situated in the thriving community of Cornerstone in Northeast Calgary. Thoughtfully designed with contemporary finishes, a practical floor plan, and additional living flexibility, this property is perfectly suited for families, first-time buyers, or investors. As you enter, you're welcomed by a bright and spacious open-concept main floor complete with vinyl plank flooring extends throughout the main level, offering both style and long-lasting durability. The kitchen combines elegance and functionality with granite countertops, a large central island with seating, stainless steel appliances, a gas range, and timeless eggshell-white cabinetry. A convenient two-piece powder room completes the main floor. Upstairs, the home offers three generously sized bedrooms along with a dedicated laundry area for added convenience. The primary suite is positioned at the rear of the home and features large windows, a walk-in closet, and a private ensuite bathroom. Two additional bedrooms share a well-appointed full bathroom, creating an ideal setup for growing families. The fully finished basement expands the living space with two additional bedrooms, a full bathroom, and rough-ins for future laundry installation, providing excellent flexibility for extended family or potential rental use. Outside, enjoy a fully fenced private backyard complete with a concrete patio and a double detached garage—perfect for entertaining, relaxing, or secure parking. Located in the amenity-rich neighbourhood of Cornerstone, this home is close to shopping, restaurants, parks, playgrounds, and the new Regional Park. Nearby conveniences include Highstreet Plaza featuring Chalo! FreshCo and Shoppers Drug Mart, while CrossIron Mills, Costco, SkyPointe Landing, Cardel Rec Centre, and Calgary

International Airport are all within a short drive. Quick access to Stoney Trail and Country Hills Boulevard makes commuting throughout the city seamless. Cornerstone continues to grow with exciting future developments including a Major Activity Centre, planned schools, and additional transit options, making this an exceptional opportunity in one of Calgary's fastest-expanding communities. Move-in ready and offering excellent income potential, this modern home is a fantastic opportunity to own in a sought-after Calgary neighborhood.