



**281 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2316438**



**\$669,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                           |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 1,805 sq.ft.                          | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 6                                     | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Detached                |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |     |

**Inclusions:** Electric stove, Refrigerator, Washer/dryer stacked, Hood fan.

BRAND NEW STUCCO, NEW GUTTERS & DOWNSPOUTS, BRAND NEW DOUBLE DETACHED GARAGE, 2 BEDROOM ILLEGAL SUITE, SEPARATE ENTRANCE, MAIN FLOOR BEDROOM WITH FULL BATHROOM, SEPARATE LAUNDRY. Welcome to this fantastic opportunity for home ownership in the highly sought-after community of Cornerstone, Northeast Calgary! Cornerstone is celebrated for its close proximity to schools, parks, playgrounds, shopping, groceries, and convenient access to all major highways—making it an ideal place to call home. This beautifully designed property offers over 2615 sq. ft. of living space, featuring BRAND NEW STUCCO all over the house & a main floor bedroom with a full bathroom—perfect for guests or multi-generational living—along with a 2-BEDROOM ILLEGAL SUITE. As you step inside, you’re greeted by a welcoming bedroom and full bath on the main floor. The chef-inspired kitchen is equipped with stainless steel appliances, electric stove, and a microwave hood fan. The open-concept layout flows seamlessly into the dining and living areas, filled with natural sunlight from the west-facing backyard, creating a bright and inviting atmosphere. The spacious living room is perfect for hosting large gatherings and family events. Upstairs, you’ll find a primary bedroom with a luxurious ensuite and a large walk-in closet. Two additional generously sized bedrooms, a full common bathroom and a convenient laundry room complete the upper floor. The illegal 2-bedroom basement suite boasts a separate entrance, a full kitchen, its own separate laundry, a large living area, 2 bedrooms and a full bathroom—an excellent option for extended family. This home perfectly balances functionality, style, and location, offering modern

comforts with timeless charm. Situated in the vibrant community of Cornerstone, this home offers unmatched convenience—just steps away from a new shopping centre, and close to schools, parks, plazas, and dining options. Don't miss out on this modern, functional, and fully upgraded property—Some of the pictures are virtually staged. Schedule your private showing today!