



GRASSROOTS
REALTY GROUP

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220 Cornerstone Grove NE
Calgary, Alberta

MLS # A2317463



\$580,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully designed two-storey home in the vibrant Cornerstone community in NE Calgary, offering 4 bedrooms and 3.5 bathrooms with exceptional versatility for both homeowners and investors. Step inside to a bright, open-concept main floor featuring upgraded flooring, expansive windows that flood the space with natural light, and a spacious living and dining area perfect for everyday living and entertaining. The upgraded kitchen serves as the heart of the home—ideal for family gatherings, hosting, and creating lasting memories. Upstairs, you’ll find well-appointed bedrooms designed for comfort and functionality, while the fully builder-finished basement with a separate entrance adds incredible value and flexibility. The separate entrance and finished basement create strong potential for a future suite (subject to city approval), making this an excellent opportunity for additional rental income or a mortgage helper. This home features thoughtful upgrades throughout, a bright and functional open-concept layout, and a builder-finished basement with a separate entrance that enhances both livability and investment appeal. With strong income potential and a location in a fast-growing, family-friendly community, this property offers the perfect balance of lifestyle and long-term value. Whether you’re looking for your next home or a smart investment, this property delivers on both lifestyle and opportunity. Don’t miss your chance to own in one of Calgary’s most desirable and rapidly developing communities.