

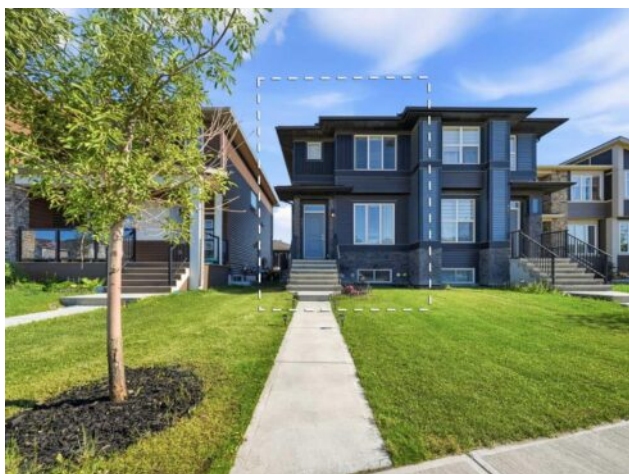


GRASSROOTS
REALTY GROUP

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467 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2327855



\$525,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,586 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully curated, sun-drenched semi-detached home in the highly sought-after community of Cornerstone, NE Calgary. Perfectly blending contemporary design with thoughtful everyday functionality, this 3-bedroom, 2.5-bathroom property stands out with its custom character, designer murals, and unique accent wall detailing throughout. Step inside to a bright, open-concept main level designed for seamless living and entertaining. The heart of this home is a masterfully planned central kitchen that features premium granite countertops, a spacious island, sleek stainless steel appliances, a dedicated pantry, and an abundance of cabinet space for effortless storage. The kitchen overlooks and flows into the inviting living and dining areas, all illuminated by rich natural light from the south-facing windows. Completing the main floor is a highly functional mudroom equipped with a built-in bench and closet, alongside a clean 2-piece powder room. Heading upstairs, the intelligent floor plan offers maximum privacy. The primary retreat is situated on one side of the home, boasting a spacious walk-in closet and a private 3-piece ensuite bath. Separated by the bathrooms, the two secondary bedrooms are located on the opposite side of the upper floor. A rare and highly desirable feature, both secondary bedrooms are nearly identical in size and each comes complete with its own walk-in closet. A well-appointed 4-piece bathroom and a highly convenient upper-floor laundry room complete this level. Downstairs, the unfinished basement includes a separate side entrance, offering a blank canvas and incredible potential for a future basement suite (subject to approval/permitting by the City of Calgary) or recreation space. Outside, you can enjoy endless summer days in your sunny, south-facing backyard, which features a rear deck and a clean slate ready

for your personalized landscaping ideas. Don't miss the chance to own this turnkey, character-rich home in a thriving, amenity-rich neighborhood.