

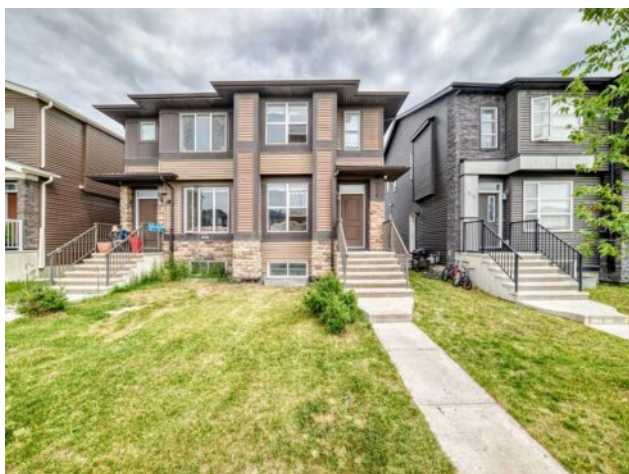


**GRASSROOTS**  
REALTY GROUP

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206 Cornerstone Avenue NE  
Calgary, Alberta

MLS # A2328668



**\$599,900**

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Cornerstone                     |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 1,577 sq.ft.                    | Age:   | 2017 (9 yrs old) |
| Beds:     | 4                               | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached          |        |                  |
| Lot Size: | 0.05 Acre                       |        |                  |
| Lot Feat: | Back Lane, Back Yard            |        |                  |

|             |                                    |            |      |
|-------------|------------------------------------|------------|------|
| Heating:    | Central                            | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank  | Sewer:     | -    |
| Roof:       | Asphalt Shingle                    | Condo Fee: | -    |
| Basement:   | Full                               | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame | Zoning:    | R-Gm |
| Foundation: | Poured Concrete                    | Utilities: | -    |
| Features:   | Kitchen Island                     |            |      |

Inclusions: -

**\*\*GREAT LOCATION | SPACIOUS BEDROOMS | OPEN-CONCEPT LAYOUT | LEGAL BASEMENT SUITE | CENTRAL AIR CONDITIONING | DOUBLE DETACHED GARAGE | FULLY FENCED YARD\*\*** Welcome to this beautifully maintained, move-in-ready duplex offering **\*\*over 2,300 sq. ft. of fully developed living space\*\***. Featuring **\*\*4 bedrooms, 3.5 bathrooms\*\***, a **\*\*legal basement suite\*\***, **\*\*central air conditioning\*\***, and a **\*\*double detached garage\*\***, this home perfectly blends style, comfort, and functionality. Conveniently located just minutes from shopping, grocery stores, banks, schools, playgrounds, and other everyday amenities, it offers exceptional value for families and investors alike. Step inside to a bright and inviting open-concept main floor highlighted by **\*\*9-foot ceilings\*\***, elegant lighting, and tasteful feature walls. The spacious living room is anchored by a stunning stone-faced fireplace, creating a warm and welcoming space for relaxing or entertaining. The generous dining area flows seamlessly into the well-appointed kitchen, complete with a large center island and breakfast bar, stainless steel appliances, abundant cabinetry, a pantry, and ample counter space for meal preparation. The main level also features a convenient 2-piece powder room, a functional mudroom with additional storage, front entry closet, and direct access to the backyard deck. Upstairs, you'll find a spacious primary retreat with a walk-in closet and a private ensuite, along with two additional generously sized bedrooms, a full bathroom, and a separate upper-level laundry room for added convenience. The fully developed **\*\*legal basement suite\*\*** with a separate entrance offers excellent flexibility for multi-generational living or mortgage-helper potential. It includes a spacious bedroom, a full kitchen, a comfortable living area, a full bathroom, and its own laundry.

Enjoy the backyard, complete with a large deck that's perfect for summer barbecues, entertaining guests, or simply relaxing outdoors. The double detached garage provides secure parking and additional storage. Immaculate, thoughtfully upgraded, and ideally located, this exceptional home is a fantastic opportunity for families, first-time buyers.