



GRASSROOTS
REALTY GROUP

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223, 75 Cornerstone Row NE
Calgary, Alberta

MLS # A2332684



\$430,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,471 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Programmable thermostat; 50 Gallon electric hot water tank; flow through humidifier

This west-facing home offers over 1,400 square feet of thoughtfully designed living space in the highly sought-after community of Cornerstone. Blending style and function, the main floor features durable LVP flooring throughout, while the staircase and entire upper level are finished in soft, cozy carpet for added warmth and comfort. The gourmet kitchen shines with quartz countertops, a double-bowl sink, and ceiling-height cabinetry, perfect for daily living and entertaining. Step out onto the spacious balcony—ideal for morning coffee or evening gatherings. Parking is a breeze with a tandem double attached garage plus an oversized driveway, accommodating up to four vehicles. Additional comforts include a central humidifier for year-round ease. Built by a trusted builder backed by over 20 years of experience, this community is professionally managed, with meticulously maintained landscaping and lush greenery throughout. Select images contain digitally rendered appliances for illustrative purposes.