



GRASSROOTS
REALTY GROUP

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160 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2335700



\$529,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,500 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

BEST VALUE IN CORNERSTONE | FORMER SHOWHOME | CORNER LOT | 4 BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT | DOUBLE DETACHED GARAGE | Welcome to 160 Cornerstone Avenue NE, an exceptional opportunity to own a former builder's showhome loaded with premium upgrades and thoughtfully designed finishes throughout. Offering nearly 2,200 sq. ft. of developed living space, including approximately 1,500 sq. ft. above grade, this meticulously maintained two-storey home sits on a spacious corner lot of over 3,600 sq. ft., delivering outstanding value in one of Calgary's fastest-growing communities. As a former showhome, this property showcases numerous builder upgrades, quality craftsmanship, and stylish design elements that set it apart. Step inside to a bright and inviting open-concept main floor featuring 9-foot ceilings, durable luxury vinyl plank flooring, oversized windows that flood the home with natural light, and a cozy fireplace in the front living room. The dedicated dining area flows seamlessly into the chef-inspired kitchen, complete with quartz countertops, an oversized island, elegant cabinetry, a spacious pantry, and a full stainless steel appliance package, including a refrigerator, range, chimney hood fan, built-in microwave, and dishwasher. Upstairs, you'll find a thoughtfully designed layout featuring a spacious primary retreat with a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms, another full 4-piece bathroom, and the convenience of upper-level laundry make this floor ideal for growing families. The professionally finished basement adds exceptional flexibility with a large recreation/family room, a spacious fourth bedroom with a closet, and a full 4-piece bathroom. Its functional layout makes it ideal for extended family, guests, or multigenerational living.

Additional highlights include quartz countertops in every bathroom, quality builder finishes throughout, a double detached garage, and pride of ownership that is evident from the moment you arrive. The premium corner lot offers additional outdoor space, while the abundance of extra windows creates a bright and airy atmosphere throughout the home. Perfectly located in the highly desirable community of Cornerstone, you'll enjoy convenient access to parks, playgrounds, schools, shopping, public transit, major roadways, and exciting future community amenities. Whether you're a first-time buyer, growing family, or investor, this home offers an exceptional combination of location, upgrades, and value. Former builder's showhomes rarely become available at this price point. Combining premium upgrades, a finished basement, a double detached garage, and an unbeatable corner-lot location, this is one of the best values in Cornerstone. Book your private showing today!