

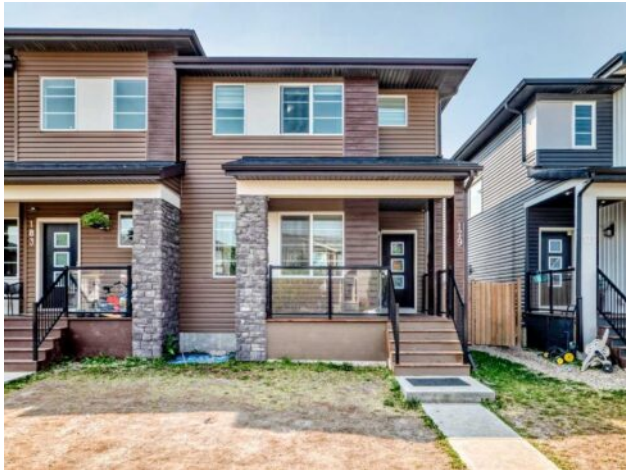


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

179 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2335835



\$529,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,478 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Open Floorplan		

Inclusions: n/a

Welcome to this beautiful duplex in the desirable community of Cornerstone, offering a functional layout, modern finishes, and a detached double-car garage. The home features a welcoming front porch and a fully fenced backyard, perfect for everyday living and outdoor enjoyment. The main floor offers a bright and open-concept living space, seamlessly connecting the living room, dining area, and kitchen. A convenient 2-piece powder room is thoughtfully located near the mudroom for easy access. Upstairs, you'll find three spacious bedrooms, including a generously sized primary bedroom with a walk-in closet and a private 4-piece ensuite bathroom. The upper-floor laundry adds everyday convenience and eliminates the need to carry laundry between floors. Ideally located close to future community amenities, including the upcoming Gurudwara Sahib, as well as FreshCo, Tim Hortons, shopping, schools, parks, and major roadways. A great opportunity for families, first-time buyers, or investors looking for a well-located home with excellent everyday convenience.