



GRASSROOTS
REALTY GROUP

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101 Corner Ridge Mews NE
Calgary, Alberta

MLS # A2349175



\$619,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cleared, Corner Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Basement refrigerator, basement electric stove, basement hood fan, basement washer, dryer and all light fixtures

Welcome to this stylish and modern detached two-storey home located in the desirable community of Cornerstone. Situated on one of the largest lots on the block, this home is in like-new condition and offers a highly functional, family-friendly floor plan. The main floor features beautiful LVP flooring, an open-concept layout, and an abundance of natural light from the large windows. The spacious kitchen is designed for both everyday living and entertaining, with stainless steel appliances, a gas range, a separate hood fan, built-in microwave, French-door refrigerator, quartz countertops, a large centre island, generous pantry space, and plenty of cabinetry and storage. The open living and dining area is ideal for family gatherings. A main-floor bedroom offers excellent flexibility and can also be used as a home office, guest room, or study area. A 4-piece full bathroom completes the main level. Upstairs, you will find the spacious primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional well-sized bedrooms, a conveniently located laundry area, and another 4-piece bathroom. The professionally finished basement with an illegal suite, offers additional living space with a separate entrance, two bedrooms, kitchen, living area, 4-piece bathroom, and separate laundry room. One of the standout features of this property is the massive pie-shaped lot, offering exceptional outdoor space and future potential. The rear yard provides back-lane access and may offer room for a large garage, subject to City approval and applicable regulations. Cornerstone is a growing northeast Calgary community with convenient access to major roadways, shopping, amenities, and the Calgary International Airport. Whether you are looking for a family home, additional living space, or rental potential, this property offers flexibility and excellent value. Don't miss your opportunity to view it.

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