

**131 Cornerstone Avenue NE
Calgary, Alberta**

MLS # A2226195



\$660,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

| Semi-Detached Home w/ Legal Basement Suite | Separate Entrances | Two Furnaces | Over 1550 sqft above grade | Detached Double Garage | Experience modern living in this impressive half-duplex offering nearly 2,250 sq ft of thoughtfully designed space. The open-concept main floor, with its expansive living and dining areas, is perfect for both everyday family life and hosting gatherings. Enjoy the elegance of 9-foot ceilings, a kitchen featuring a quartz countertop island and stainless steel appliances, upgraded recessed lighting, and luxury vinyl flooring throughout. Upstairs, discover three spacious bedrooms, including a serene primary suite with a 3-piece ensuite and walk-in closet. The additional two bedrooms also offer walk-in closets and abundant natural light. Adding significant value is the fully legal one-bedroom basement suite, complete with a separate side entrance and laundry, a full kitchen, a comfortable living area, and a 4-piece bathroom — ideal for rental income or accommodating extended family. Commuting is a breeze with quick access to Stoney Trail, Metis Trail, and 36 Street, and the airport is conveniently just a 10-minute drive away. This exceptional home blends style and functionality seamlessly. Being sold together with 135 Cornerstone Ave but can be sold separately. Don't wait — book your showing today and envision your life here! Legal Suite is Registered with the City of Calgary, Sticker # is 921.