

## 1333 Cornerstone Way NE Calgary, Alberta

**MLS # A2265383**



# \$599,999

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                     |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,645 sq.ft.                    | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached          |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                  |

|                    |                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Baseboard, Forced Air                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Suite                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** Basement Suite Appliances: Refrigerator, Electric Range, Microwave Hood Fan, Dishwasher, Washer/ Dryer Stacked

Welcome to this stylish half-duplex with a legal secondary suite located in the thriving northeast community of Cornerstone. The main floor features an open layout with a generous living area, dining space, and a well-appointed kitchen showcasing a central island, quartz countertops, stainless steel appliances, and a gas range, perfect for both everyday living and entertaining. Upstairs includes three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite with double vanity. You'll also find a second 4-piece bathroom, laundry on the same level, and a bonus area offering flexibility for a home office, playroom, or media space. The one-bedroom legal basement suite has its own kitchen, living room, 4-piece bathroom, and laundry, and is currently tenant-occupied, offering a great mortgage helper or investment opportunity. A double detached garage adds convenience, and the location offers quick access to Stoney Trail, Country Hills Blvd, shopping, parks, and schools. A fantastic opportunity for homeowners or investors in one of Calgary's fastest-growing communities.