

**1240 Cornerstone Way NE**  
**Calgary, Alberta**

**MLS # A2314743**



**\$582,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** Basement Suite: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer/Dryer Stacked, Window Coverings

Welcome to this thoughtfully finished half-duplex with a legal secondary suite, located in the vibrant and fast-growing community of Cornerstone in northeast Calgary. Designed with both functionality and style in mind, the main floor offers an open-concept layout with a bright and spacious living area and dedicated dining space. The modern kitchen features quartz countertops, stainless steel appliances, a gas range, corner pantry, and a large central island that’s perfect for entertaining or everyday living. Just off the kitchen, you’ll also find an additional storage space for added convenience and functionality. A convenient 2-piece bathroom completes the main floor. The backyard space provides room to enjoy the outdoors, whether for relaxing, gardening, or future personalization. Upstairs, the home offers three spacious bedrooms, including a primary suite complete with a walk-in closet and private 4-piece ensuite. You’ll also find an additional full bathroom, upper-level laundry, and a flexible bonus space that works well as a home office, kids’ area, or secondary family room. The legal one-bedroom basement suite features its own separate living space with a full kitchen, living room, 4-piece bathroom, and private laundry, making it an excellent opportunity for income generation or an option for multigenerational living. Completing the property is a double detached garage and a location with convenient access to Stoney Trail, Country Hills Boulevard, parks, schools, shopping, and everyday amenities. Whether you’re looking for a place to call home or a strong investment opportunity, this property offers exceptional value in one of Calgary’s most sought-after northeast communities.