



131 Cornerstone Avenue Calgary Alberta

\$660,000

| 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. (id:6769)

Laundry room .00 Ft
 Primary Bedroom 10.92 Ft x 13.67 Ft
 3pc Bathroom Measurements not available
 Bedroom 10.92 Ft x 9.25 Ft
 Bedroom 10.67 Ft x 9.17 Ft
 Dining room 10.42 Ft x 11.33 Ft
 Other 12.00 Ft x 17.42 Ft
 Living room 11.17 Ft x 15.75 Ft

Den 9.92 Ft x 6.00 Ft
 2pc Bathroom 5.00 Ft x 5.00 Ft
 4pc Bathroom Measurements not available
 Bedroom 10.33 Ft x 8.83 Ft
 4pc Bathroom Measurements not available
 Laundry room Measurements not available
 Other 7.42 Ft x 15.42 Ft
 Other 11.42 Ft x 12.92 Ft

Listing Presented By:



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