



56 Cornerstone Avenue Calgary Alberta

\$549,900

This investment side entrance property in Cornerstone, built in 2016, has a lot of appealing features and upgrades that can make it an attractive option for potential tenants or buyers.

Main Floor:
 oDurable (high grade) vinyl flooring throughout, which is easy to maintain.
 oQuartz countertops and a spacious island in the kitchen, providing a modern and functional space.
 oStainless steel appliances in the kitchen for a contemporary touch.
 oA living room, eating area, laundry facilities, and a two-piece bathroom, making it a functional living space.

Upstairs:
 oThree bedrooms, including a master bedroom with an ensuite bathroom and a walk-in closet.
 oA four-piece bathroom for the other bedrooms, making it suitable for families or those needing multiple bedrooms.

Legal Suite:
 oThe opportunity to create a legal suite with separate kitchen facilities and a private laundry area, which can attract potential renters or buyers looking for a separate living space.

Backyard:
 oFenced and landscaped backyard with a small deck, providing a pleasant outdoor space for residents to enjoy.

Garage:
 oAn oversized double detached garage (19.5 ft x 21.20 ft) that is insulated and drywalled, offering parking and storage space, which is valuable for many buyers.

Upgrades: The various upgrades, such as under cabinet lighting, granite (coffee down) countertops, upgraded kitchen backsplash, air conditioning, panel-ready fridge and dishwasher that match the cabinets - fridge has a water purifier and ice cube maker, pull out (cabinet) spice rack & garbage /recycling, enlarged window in the rear of the basement, finish garage (insulated and drywalled), upgraded kitchen backsplash-- lantern Glass mosaic-- vertical orientation. Side entrance door, Slack slate system in garage with industrial shelving, . weeping tiles , . Curbed walk-way from the front of the house to the garage door-- with a curbed flowerb...

- 3pc Bathroom 6.08 Ft x 9.00 Ft
- 4pc Bathroom 5.75 Ft x 9.00 Ft
- Bedroom 9.33 Ft x 12.17 Ft
- Bedroom 9.42 Ft x 12.17 Ft
- Primary Bedroom 13.25 Ft x 14.50 Ft

- 2pc Bathroom 5.17 Ft x 4.83 Ft
- Dining room 11.58 Ft x 10.33 Ft
- Kitchen 15.00 Ft x 14.17 Ft
- Living room 13.42 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



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