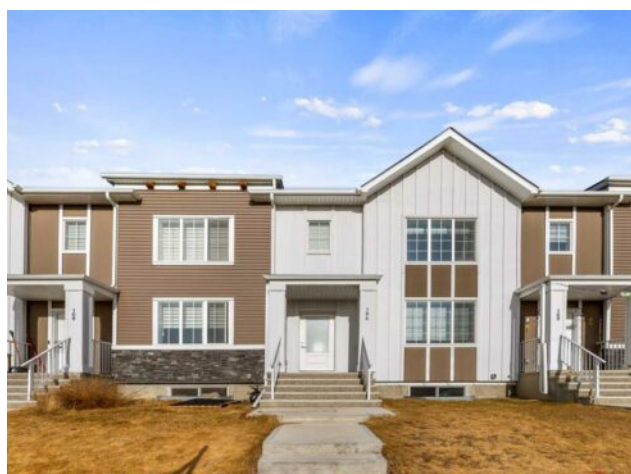


164 Cornerstone Grove NE  
Calgary, Alberta

MLS # A2269687



## \$494,999

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level		

<b>Heating:</b>	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-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** NA

... Welcome to the Immaculate/epitome of modern living in the new community of Cornerstone! This year 2022 constructed, two-storey townhome by Truman Homes offers the ideal blend of style and functionality and NO CONDO FEES. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for your family to thrive. The main floor offers a spacious and bright layout with abundant natural light and high cabinets. The contemporary kitchen with cream cabinetry, stainless steel appliances (with a gas stove!) and a generous island, perfect for preparing meals and hosting friends and family. Upstairs, you'll find an ample primary suite with a sizable walk-in closet and ensuite bathroom with double sinks! Two additional bedrooms share a well-appointed full bathroom, and laundry is just down the hall. The basement is unfinished, offering endless possibilities to fit your lifestyle. You'll find a yard and a DOUBLE DETACHED GARAGE in the back. Conveniently located right across the street from a variety of shops and services, including Chalo FreshCo, Dollarama and Shoppers Drug Mart. The community offers a family-friendly atmosphere, proximity to parks and schools, and convenient access to major roadways for easy commuting. Don't miss the opportunity to call this brand-new townhome yours! Your future in Cornerstone begins here. This home is perfect for an investor or a first time buyer. Call your favourite Realtor for a Private showing now.