

**140 Cornerstone Avenue NE  
Calgary, Alberta**

**MLS # A2276199**



# \$529,000

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2016 (10 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		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Blinds

**PRICED TO SELL** – Fully Finished Home with Double Garage in Cornerstone! Welcome to this beautifully designed and move-in-ready home in the heart of Cornerstone NE, offering nearly 1,500 sq ft of above-grade living space plus a fully finished basement and a huge double detached garage – an incredible value in today’s market. The main floor features a bright and open layout with a spacious living room (250 sq ft), modern kitchen (137 sq ft), dining area, large pantry, mudroom, and a convenient 2-piece bath – perfect for family living and entertaining. Upstairs you’ll find 3 generously sized bedrooms, including a large primary bedroom (164 sq ft) with a walk-in closet and private 4-piece ensuite, plus two additional bedrooms, a full bathroom, and upper-floor laundry – a layout today’s buyers love. The fully developed basement offers outstanding versatility with a huge recreation room (268 sq ft), bedroom, 3-piece bathroom, separate laundry area, utility room, and extra storage, making it ideal for extended family, guests, or rental potential. Outside, enjoy the convenience of a large double detached garage (over 400 sq ft) – perfect for parking, storage, or a workshop. Located in the vibrant and growing community of Cornerstone, this home is close to schools, parks, transit, shopping, and future commercial developments, making it an excellent choice for families, investors, or first-time buyers. Don’t miss this incredible opportunity – this home is priced to sell and won’t last long!