

1220 Cornerstone Way NE
Calgary, Alberta

MLS # A2288198



\$599,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,571 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Basement Suite: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer

Welcome to this beautifully designed half-duplex with a legal secondary suite, ideally located in the growing northeast community of Cornerstone. The main level features an inviting open-concept layout with a bright living area, dedicated dining space, and a modern kitchen complete with a central island, quartz countertops, stainless steel appliances, a gas range, and a pantry – perfect for both everyday living and entertaining. Step outside to enjoy the rear deck and fully fenced yard, offering a great outdoor space for relaxing, hosting, or added privacy. Upstairs, you’ll find three well-proportioned bedrooms, including a comfortable primary retreat with a walk-in closet and a 4-piece ensuite. A second full bathroom, convenient upper-floor laundry, and a versatile bonus area provide flexibility for a home office, playroom, or additional lounge space. The legal one-bedroom basement suite includes its own kitchen, living room, 4-piece bathroom, and in-suite laundry, providing an excellent opportunity for supplemental rental income or room for extended family. A double detached garage adds everyday convenience, while the location offers quick access to Stoney Trail, Country Hills Boulevard, shopping, parks, and schools. A fantastic opportunity for homeowners and investors alike in one of Calgary’s fastest-growing communities.