

# \$629,900 - 1255 Cornerstone Way Ne, Calgary

MLS® #A2123724

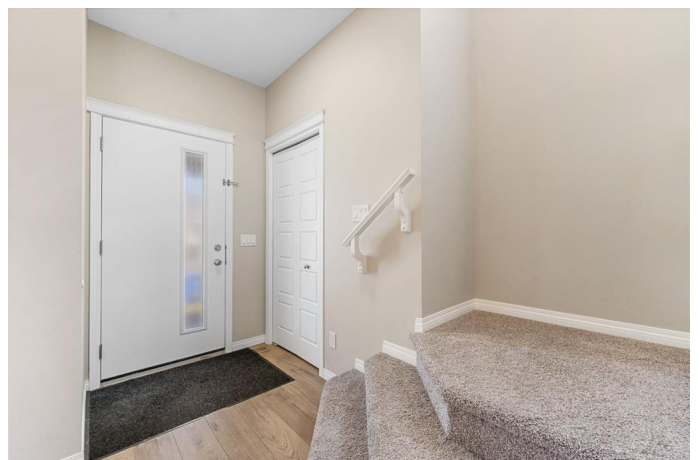
**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,664 sqft

Residential on 0.06 Acres

Cornerstone, Calgary, Alberta

**\*\* Basement Suite(Illegal) with Side Entry\*\*** | Semi-Detached | 4-Bedrooms | 3.5-Bathrooms | Upper Level Den | Upper Level & Basement Laundry | Open Floor Plan | High Ceilings | Ample Natural Light | Private Yard | Rear Parking Pad with Alley Access. Welcome to this stunning 2-storey half duplex boasting 1664 SqFt throughout the main and upper levels with an additional 738 SqFt downstairs in the finished basement suite(illegal). The front door opens to a bright main level with high ceilings, large windows and an open floor plan. The front living room is framed with East facing windows that fill the space with morning sunlight. The dining room leads into the kitchen at the rear of the home that overlooks the backyard. The kitchen is finished with granite countertops, stainless steel appliances, honeycomb backsplash, pot lighting, a pantry and a large centre island with barstool seating. Off the kitchen is a mudroom with closet storage and the back door that leads to the large fully fenced backyard. The main level is complete with a 2pc bathroom. Upstairs holds 3 large bedrooms, 2 bathrooms, laundry and a den. The primary bedroom is spacious with a walk-in closet and private 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 are both great sized; these share the main 4pc bathroom with a tub/shower combo and single vanity with storage. The upper level den is a great addition to family seating! This is a great space to unwind in the evenings. The laundry is located in the hall with a stacked



washer/dryer to not take away from any living space! Downstairs is the basement suite(illegal) with a separate side entry! The one bedroom basement suite(illegal) has a great living space with an open floor plan kitchen, living and dining area. The kitchen has stainless steel appliances, full height cabinets and a double basin sink! The open floor plan makes it possible for both a dining table and sofa set making a multi-use space. The 4pc bathroom on this level has a marbled tiled floor & backsplash tub/shower combo and single vanity. The basement also has its own laundry which is an added bonus! Outside is a great fully fenced backyard with plenty of lawn space and a gravel parking pad! The parking pad has alley access and there is street parking out front readily available. Hurry and book a showing at this incredible home today!

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2123724               |
| Price          | \$629,900              |
| Sold Price     | \$642,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|         |                         |
|---------|-------------------------|
| Address | 1255 Cornerstone Way Ne |
|---------|-------------------------|

|             |             |
|-------------|-------------|
| Subdivision | Cornerstone |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T3N 1Y3     |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer/Dryer Stacked    |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance, Private Yard         |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Stone, Vinyl Siding          |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | May 1st, 2024    |
| Days on Market | 12               |
| Zoning         | R-G              |
| HOA Fees       | 52.05            |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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