

**308 CORNERGATE Row E**  
**Calgary, Alberta**

**MLS # A2166873**



**\$619,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,676 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** none

Come Home to a beautiful and cozy home in Cornerstone!! This 1676 sqft home has every room for your big family! A well and easy to maintain front yard gives this property an appealing curb appeal. There is a front covered porch as you enter the property. The main floor has an enclosed room that can be used as an office or another bedroom. A 4-pc bath adjacent to the bedroom. The kitchen has a lot of counter space and a long island to prepare your meals accommodate lots of seating. The 9 foot ceiling and open concept main floor makes the space much more bigger. Second floor has a big Master's Bed with ensuite bath and a huge walk in closet with organizers. There are also 3 more generously sized bedrooms and the stacked washer and dryer is conveniently located in the 2nd floor. The basement is unfinished to make way to your creative ideas. It m has a bathroom rough ins and mechanical room at the corner so the space can be utilized much better. At the back, there is a small deck and a 2 car parking pad. You will also have a close access to Country Hills Blvd and Metis Trail. You'll be glad to call this your home. Call your favourite Realtor to request to show you this property!