587-899-3773
justin@realtyaces.ca

107 Cornerstone Path NE
Calgary, Alberta

MLS # A2348360

$464,900

Division:	Cornerstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,558 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

NO CONDO FEES! Welcome to this beautifully maintained, move-in-ready townhome in the vibrant community of Cornerstone. Offering modern finishes, a functional open concept layout, private front and back yards, and a double detached garage, this home delivers the convenience of townhome living without the monthly condo fees. Step inside to a bright and spacious main floor featuring 9-foot ceilings, vinyl plank flooring, and an open concept design ideal for everyday living and entertaining. Large windows fill the space with natural light and create a warm, welcoming atmosphere. The stylish kitchen is the heart of the home, featuring full-height soft-close cabinetry, quartz countertops, stainless steel appliances including a gas range, and a generous center island with seating, perfect for casual meals, entertaining, or gathering with family and friends. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite with dual sinks. Two additional well sized bedrooms, a full 4-piece bathroom, and conveniently located upper floor laundry complete this level. The unfinished basement provides excellent additional space and is ready for your future development, whether you envision a recreation room, home gym, office, additional bedroom, or extra storage. Outside, enjoy your own front and back yards along with the convenience of a double detached garage with alley access. Located in the growing and amenity-rich community of Cornerstone, this home offers convenient access to parks, pathways, green spaces, schools, shopping, grocery stores, restaurants, transit, and major roadways, making it an excellent choice for families, professionals, and anyone looking for a modern home in Northeast Calgary. No condo fees, three bedrooms, a double garage, modern finishes, and room to grow. This is one you won't want to miss. Call your favorite realtor and

book your showing today!

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