

# \$534,900 - 91 Cornerstone Path Ne, Calgary

MLS® #A2187096

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,554 sqft

Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

This Gorgeous 3 bed, 2.5 bath townhome comes with a double detached garage, NO Condo Fees and shows like new (built in 2023). The main level offers an open floor plan with high ceilings, wide vinyl plank flooring and large windows that bring in tons of natural sunlight. The ultra-lux kitchen is a Chef's delight with upgraded S/S appliances, custom white cabinets, granite counter-tops plus a large center island/breakfast bar that overlooks the separate dining area and large living room. Completing the main level is a large front entrance, 2pc bath and rear mudroom. Upstairs you will find an oversized master bedroom with a 5pc ensuite (dual vanities and large soaker tub) plus two additional bedrooms, a 4pc bath and laundry area. The basement is ready for development with high ceilings, large windows and rough-in for a bathroom. Additional bonuses include: New upgraded shingles (2025), Central A/C (2024) and NO Condo Dues. Located close to schools, parks, major shopping, City transit and easy access to Stoney and Deerfoot Trail.

Built in 2023

## Essential Information

MLS® #	A2187096
Price	\$534,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	91 Cornerstone Path Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2J4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s), Gas Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Landscaped, Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame, Cement Fiber Board, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	102
Zoning	R-Gm
HOA Fees	53
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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