

# \$545,900 - 91 Cornerstone Path Ne, Calgary

MLS® #A2187096

## \$545,900

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	\$545,900
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	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

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

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	78
Zoning	R-Gm
HOA Fees	53
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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