



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**79 Cornerstone Path NE**  
**Calgary, Alberta**

**MLS # A2214654**



**\$539,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this like-new, NO FEES, NO CONDO, townhome in the vibrant community of Cornerstone. This stunning 3-bedroom, 2.5-bathroom home with a double detached garage is perfect for a growing family. Walking inside, you will be impressed with the high ceilings, luxury wide plank vinyl flooring, and the bright open floor plan. There's a closet at the entrance, which then flows into the living room and to the modern kitchen. Chef-inspired, equipped with quartz countertops, upgraded stainless steel appliances, a gas range, a double-door fridge with water and ice lines, a large island with seating area and ample cabinetry for all your storage needs. Upstairs, the primary suite boasts a walk-in closet and a private en-suite. Then two additional bedrooms, a secondary bathroom with a soaking tub, and a convenient upper-floor laundry complete the space. Designed with energy efficiency in mind, this home includes a high-efficiency furnace, an energy-saving hot water tank, and insulated garage doors for year-round comfort. The unfinished basement is just waiting for your ideas. Ideally located just steps from FreshCo, Shoppers Drug Mart, parks, restaurants, and essential services, and with fast access to Stoney Trail and Deerfoot, this home will be perfect for any family. Leased until June 30, 2026, we are looking for an investor at this time.