



**96 Cornerstone Manor NE
Calgary, Alberta**

MLS # A2236948



\$449,000

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|------------------|---|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 1,557 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 269 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: n/a

Openhouse July 6th, Sunday from 11 am to 3 pm : Stylish, Spacious & Move-In Ready in Cornerstone! Welcome to 96 Cornerstone Manor NE – a beautifully maintained 3-bedroom, 2.5-bathroom townhome offering 1,557 sq ft of thoughtfully designed living space across three modern levels. Built in 2020, this contemporary home in the sought-after Yorke Townhomes complex is the perfect blend of style, comfort, and location – ideal for families, professionals, and first-time buyers alike. ? Key Features: Bright and airy open-concept main floor with sleek laminate floors and elegant marble tile accents Gourmet kitchen featuring quartz countertops, full-height cabinetry with crown molding, Whirlpool stainless steel appliances, a central island, and convenient pantry Spacious dining and living areas perfect for entertaining or relaxing Sunny south-facing balcony with a natural gas hookup for BBQs Three bedrooms upstairs, including a serene primary retreat with tray ceiling, walk-in closet, and a private 4-piece ensuite Upper-level laundry with a full-size washer & dryer for everyday convenience Versatile entry-level flex space/office – ideal for remote work or a hobby zone Heated double attached garage with epoxy flooring and extra storage space Window coverings included – move right in and start living! ?? Low-Maintenance Living with Added Value: Condo Fee: \$269/month – includes exterior maintenance, snow removal, landscaping, insurance & reserve fund Pet-friendly (with board approval) No smoking home Professionally managed and part of a well-kept, family-friendly complex ?? Unbeatable Location: Nestled in Calgary’s growing northeast community of Cornerstone, you’re close to everything – schools, parks, shopping, recreation centres, transit, major roadways (Stoney Trail), and YYC

Airport. A vibrant, well-connected neighbourhood that's perfect for today's active lifestyle. ?? Your next home is here – spacious, modern, and full of potential. Don't miss your chance to own this incredible townhome in one of Calgary's fastest-growing communities. Book your private viewing today!