



**96 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2298118**



**\$544,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

**Inclusions:** N/A

Welcome to your new home in the vibrant community of Cornerstone! This beautifully maintained 3-bedroom, 2.5-bath detached home by Jayman Built offers 1,498 sq ft of thoughtfully designed living space, perfect for families and first-time buyers alike. Step inside to a bright and open floor plan featuring spacious living and dining areas, ideal for both everyday living and entertaining. The modern kitchen is well-appointed with ample cabinetry and workspace to meet all your culinary needs. A single attached garage adds everyday convenience. Upstairs you will find three generously sized bedrooms, including a comfortable primary retreat complete with a walk in closet and private ensuite. The backyard with rear lane access provides added flexibility, whether for future development, additional parking, or simply enjoying outdoor space. Located in one of NE Calgary's fastest-growing communities, this home offers unmatched convenience like close to parks, playgrounds, scenic wetlands, and walking paths. Enjoy easy access to nearby shopping plazas featuring FreshCo, Shoppers Drug Mart, banks, and restaurants, along with seamless connectivity to Stoney Trail, Country Hills Blvd, and Calgary International Airport. Families will appreciate access to public and Catholic schools, with more planned for the area. A perfect blend of comfort, convenience, and community, this is a fantastic opportunity to own in Cornerstone!