

108, 75 Cornerstone Row NE  
Calgary, Alberta

MLS # A2224089



**\$485,000**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone               |               |                  |
| <b>Type:</b>     | Residential/Five Plus     |               |                  |
| <b>Style:</b>    | 3 (or more) Storey        |               |                  |
| <b>Size:</b>     | 1,515 sq.ft.              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached    |               |                  |
| <b>Lot Size:</b> | -                         |               |                  |
| <b>Lot Feat:</b> | Level, Paved, See Remarks |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 224 |
| <b>Basement:</b>   | See Remarks   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** None

Welcome to this BRAND NEW Beautifully designed townhouse in the new and vibrant community of Cornerstone NE. This exquisite townhouse features 3 spacious bedrooms and 2.5 modern bathrooms. The open-concept floor plan is complemented by a bright entry foyer and access to your tandem double attached garage, offering room for two vehicles plus plenty of storage. On the main floor, you'll find an open and bright layout with a spacious living and dining area, a modern kitchen with stainless steel appliances, luxurious LVP flooring and elegantly tiled bathrooms. As you enter through the stylish front foyer, you'll find a kitchen that boasts quartz countertops, pot lights, and stainless-steel appliances. Upstairs, the primary bedroom features a walk-in closet and 3-piece ensuite, while two additional bedrooms share a well-appointed 3-piece bathroom. Also upstairs offer the convenient upper-floor laundry. This move-in-ready home offers incredible value with LOW condo fees. Ideally located, this home is within walking distance to all amenities such as the new Chalo-Fresco, Tim Hortons, RBC plaza, and a bus stop right in front of the complex.