# \$549,900 - 47 Cornerstone Avenue Ne, Calgary

MLS® #A2231949

## \$549,900

3 Bedroom, 3.00 Bathroom, 1,600 sqft Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

Welcome to 47 Cornerstone Ave NE, a stunning residence offering over 1,600 square feet of thoughtfully designed living space. Nestled on a 21' x 111' lot with an inviting south-facing backyard, this home combines comfort, style, and functionality.

Step inside to a welcoming entryway with a built-in closet, leading to an open-concept main floor adorned with durable laminate flooring throughout. The bright and spacious living room features a modern electric fireplace, perfect for cozy gatherings. The gourmet kitchen boasts dark shaker-style cabinets, sleek quartz countertops, a microwave hoodfan, gas stove, and a convenient center island and breakfast barâ€"ideal for entertaining and everyday living.

Upstairs, you'll find a generous master suite complete with a walk-in closet and a luxurious 3-piece ensuite featuring quartz countertops and designer wallpaper. Two additional spacious bedrooms, a modern 4-piece bathroom, and a dedicated laundry room complete this level.

The basement offers 9-foot ceilings, a separate entrance, and rough-ins for a future laundry and additional bathroom, providing excellent potential for customization.

Enjoy outdoor living with a newly finished







17x10 deck, perfect for summer barbecues and relaxing evenings. Located in the vibrant Cornerstone community, this home provides easy access to transit, shopping, and major routes including Stoney Trail.

Don't miss the opportunity to make this exceptional property your new home!

Built in 2017

#### **Essential Information**

MLS® # A2231949 Price \$549,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,600 Acres 0.05 Year Built 2017

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 47 Cornerstone Avenue Ne

Subdivision Cornerstone.

City Calgary
County Calgary
Province Alberta
Postal Code T3N 1G7

#### **Amenities**

Amenities Park, Playground

Parking Spaces 2

Parking Alley Access, Parking Pad

# Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz

Counters, Separate Entrance, Vinyl Windows

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 17th, 2025

Days on Market 4

Zoning R-Gm

HOA Fees 53

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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