

# \$610,000 - 140 Cornerstone Avenue Ne, Calgary

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MLS® #A2247869

**\$610,000**

4 Bedroom, 4.00 Bathroom, 1,506 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

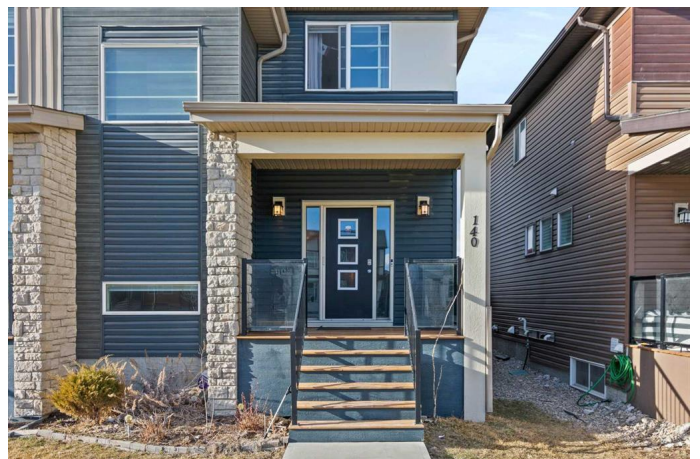
Welcome to your new home! This beautifully maintained property offers the perfect blend of comfort, style, and convenience. Featuring a bright and open floor plan, modern finishes, and ample natural light throughout, every detail has been thoughtfully designed. This fully loaded home features a developed basement, double detached garage, fenced & landscaped yard, shed, 2 laundry areas, 4 bedrooms, 3.5 baths, central A/C, and many upgrades. Enjoy a charming verandah, rear deck, newer roof, storm doors, phantom screen, and mostly new appliances. Over 2,000 sq. ft. of total living space with a bright tiled foyer, luxury vinyl plank floors, spacious dining area, and chef's kitchen with granite counters, tall maple cabinets, walk-in pantry, and 4-seat island. Upstairs offers 3 large bedrooms, 2 full baths (granite vanities), and upper laundry with new washer/dryer. The finished basement includes a rec room, 4th bedroom, full bath, second laundry, and plenty of storage. Located in vibrant Cornerstone with quick access to Stoney Trail, schools, shopping, parks, airport & more. Built by award-winning Shane Homes – move-in ready!

Built in 2016

## Essential Information

MLS® #                      A2247869

Price                         \$610,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,506                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 140 Cornerstone Avenue Ne |
| Subdivision | Cornerstone.              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N1G6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Day Care         |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard |
|-------------------|--|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Front Yard, Garden, Level, Low Maintenance Landscape, No Neighbours Behind |
| Roof            | Asphalt Shingle  |
| Construction    | Mixed, Vinyl Siding, Wood Frame  |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-Gm              |
| HOA Fees       | 50                |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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