

# \$449,000 - 96 Cornerstone Manor Ne, Calgary

MLS® #A2236948

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Openhouse July 12th, Saturday from 11 am to 2 pm : Stylish, Spacious & Move-In Ready in Cornerstone!

Welcome to 96 Cornerstone Manor NE â€” 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 â€” ideal for families, professionals, and first-time buyers alike.

? Key Features:

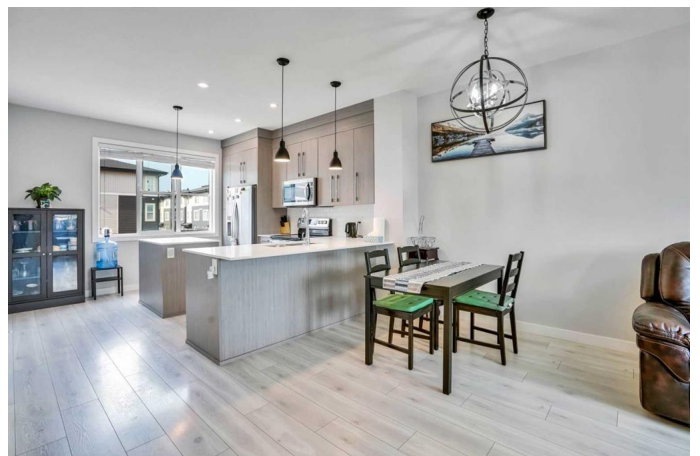
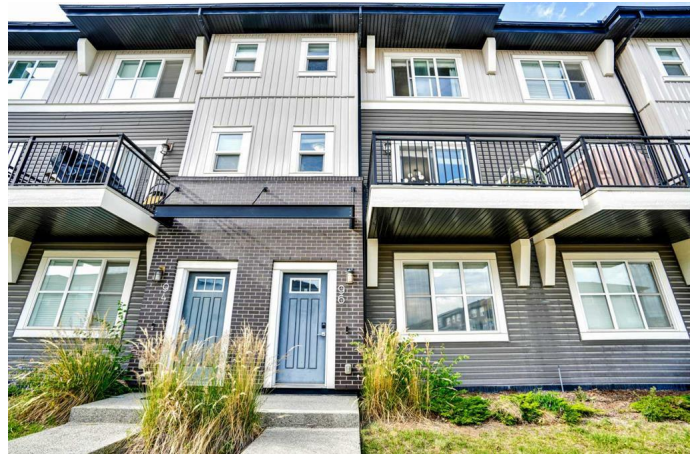
Bright and airy open-concept main floor with sleek laminate floors and elegant marble tile accents

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 â€” ideal for remote work or a hobby zone

Heated double attached garage with epoxy flooring and extra storage space

Window coverings included â€” move right in and start living!

?? Low-Maintenance Living with Added Value:

Condo Fee: \$269/month â€” 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 Calgaryâ€™s growing northeast community of Cornerstone, youâ€™re close to everything â€” schools, parks, shopping, recreation centres, transit, major roadways (Stoney Trail), and YYC Airport. A vibrant, well-connected neighbourhood that's perfect for todayâ€™s active lifestyle.

?? Your next home is here â€” spacious, modern, and full of potential. Donâ€™t miss your chance to own this incredible townhome in one of Calgaryâ€™s fastest-growing communities. Book your private viewing today!

Built in 2019

## Essential Information

MLS® #	A2236948
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	96 Cornerstone Manor Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1E6

### **Amenities**

Amenities	None, Park, Parking, Snow Removal, Trash, Visitor Parking, Community Gardens, Garbage Chute
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None, Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	M-1
HOA Fees	56
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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