

# \$575,000 - 40 Cornerstone Avenue Ne, Calgary

MLS® #A2265184

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

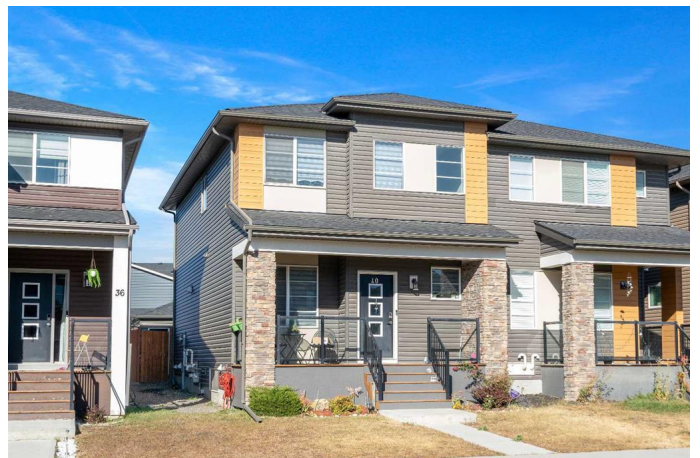
Welcome to 40 Cornerstone Avenue NE, a beautifully maintained home in one of Calgary's fastest-growing communities. This place has it all: stylish finishes, a smart layout, and recent updates that make it completely move-in ready.

When you walk in, you'll notice the clean and modern feel with ceramic tile flooring throughout the main level. At the front of the home, there's a cozy flex space that works perfectly as an office, playroom, or reading nook.

The kitchen features granite countertops, an upgraded backsplash, and modern lighting that brings warmth and character to the space. Upstairs, the primary suite feels like your own little spa retreat, complete with a jet tub and a separate standing shower. You'll also find the laundry conveniently located on this level.

The fully finished basement adds even more value, with a bedroom, full bathroom, entertainment area, and plenty of storage. The upgraded electric fireplace gives the space a comfortable and relaxing touch.

Outside, the double detached garage is easily accessed through the paved alley and features an industrial-grade garage door built for long-lasting durability. The home has been very well cared for, with the roof and siding both replaced in March 2025 and the hot water



tank updated in November 2023. Every detail shows pride of ownership.

Living in Cornerstone means being close to everything. Youâ€™ll have quick access to Stoney Trail and Country Hills Boulevard, plus nearby grocery stores, restaurants, parks, and playgrounds. With new schools and public facilities on the way, this area continues to grow and thrive, making it a great spot for families and long-term value.

If youâ€™re looking for a modern, move-in ready home in a vibrant community, this one is worth seeing. Book your showing today and come check it out!

Built in 2017

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265184               |
| Price          | \$575,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,575                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 40 Cornerstone Avenue Ne |
| Subdivision | Cornerstone.             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T3N 1G6

### Amenities

Amenities None  
Parking Spaces 2  
Parking Double Garage Detached, Off Street  
# of Garages 2

### Interior

Interior Features Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Post & Beam  
Foundation Poured Concrete

### Additional Information

Date Listed October 17th, 2025  
Days on Market 10  
Zoning R-Gm  
HOA Fees 53  
HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Benchmark

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