

# \$799,900 - 313 Cornerstone Manor Ne, Calgary

MLS® #A2217923

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,295 sqft

Residential on 0.09 Acres

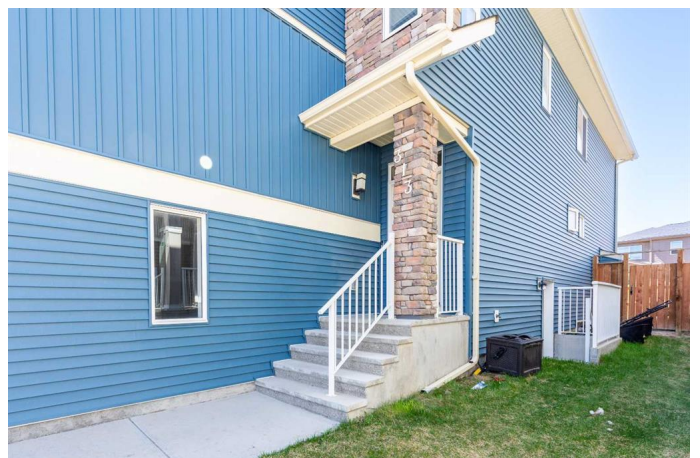
Cornerstone., Calgary, Alberta

Stylish. Spacious. Smart Investment. Welcome to 313 Cornerstone Manor NE. This 4-bedroom + bonus room, 4-bathroom detached home offers over 2,295 sqft of beautifully finished space on a conventional lot with back lane access. Built in 2018, this well-maintained property features two master suites, a main floor den perfect for a home office or flex room, and an inviting living area with an electric fireplace. Upstairs, enjoy the spacious bonus room for added flexibility.

With a separate side entrance, this home offers excellent future basement potential, making it ideal for multi-generational families or savvy investors. Situated on a quiet street in Cornerstone, youâ€™re just minutes from parks, shopping, schools, and major routes like Stoney Trail.

Recent updates include new rug and fresh paint. Siding and roof have been repaired following hail damage. Central AC is installed for year-round comfort.

Move-in ready and loaded with value â€“ this is the one youâ€™ve been waiting for.



Built in 2018

## Essential Information

MLS® # A2217923

Price \$799,900

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,295       |
| Acres          | 0.09        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 313 Cornerstone Manor Ne |
| Subdivision | Cornerstone.             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 1H5                  |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | None                                                          |
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 7             |
| Zoning         | R-G           |
| HOA Fees       | 53            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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