



**21 Cornergate Place NE**  
**Calgary, Alberta**

**MLS # A2309327**



**\$419,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 214
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Welcome to this brand new, east-facing home, in the coveted community of Cornerstone. The home offers stylish finishes, a functional layout, and excellent parking. With over 1,300 sqft of above grade finished living area, this well-designed property features a bright main living area finished with durable vinyl plank flooring, while the bedrooms offer the comfort of carpet. The modern kitchen is both elegant and practical, complete with a large island, quartz countertops, and a full appliance package including an electric range, built-in microwave with integrated hood fan, refrigerator, dishwasher, and washer/dryer. The spacious balcony offers ample room to relax or entertain, while the tandem double attached garage and oversized driveway provide parking for up to four vehicles in total. Additional features include a central humidifier and a desirable location close to a cul-de-sac. This is an excellent opportunity to own a beautifully finished new home in the growing community of Cornerstone.