



GRASSROOTS
REALTY GROUP

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308, 72 Cornerstone Manor NE
Calgary, Alberta

MLS # A2217618



\$435,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,563 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

- Discover the perfect blend of style, space, and convenience in this beautifully designed 3-storey townhouse, located in the thriving community of Cornerstone. Built by Truman in 2019 and still covered under the new home warranty until 2029, this meticulously maintained home has only had one owner and offers peace of mind along with modern living. As you approach the property, you'll be welcomed by a serene central courtyard with green space and a playground—an ideal setting for families or anyone who values a sense of community right outside their front door. The ground level offers a flexible layout, featuring a large bedroom with views of the park that could also serve as a private office or guest suite. This level also includes direct access to the heated double attached garage—an essential for Calgary's winters—and is finished with stylish luxury vinyl plank flooring. On the second floor, the open-concept layout creates an airy, inviting atmosphere. The spacious living area extends to a balcony that overlooks the park, complete with a gas line for BBQs—perfect for entertaining or relaxing with a coffee. The adjoining kitchen is both functional and elegant, equipped with quartz countertops, a breakfast bar, full-height cabinetry with soft-close drawers, a pantry, and stainless steel appliances. A convenient half bathroom completes this level. Upstairs, you'll find three spacious bedrooms, two full bathrooms with quartz finishes, and a dedicated laundry area. The primary bedroom is a true retreat, showcasing a coffered ceiling, an oversized walk-in closet, and a private ensuite bathroom designed for ultimate relaxation. This exceptional home comes with low monthly condo fee and is move-in ready with immediate possession available. Visitor parking is also available for guests. You'll love the convenience

of nearby walking paths, playgrounds, and easy access to schools—just a 5-minute drive or 15-minute walk away. Don't miss your chance to own this beautifully appointed home in one of Calgary's most sought-after new communities. Book your private tour today and see what makes this property truly stand out!