



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**513, 72 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2243639**



**\$429,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Plug-In, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** TV bracket x 1

Welcome to this beautiful and spacious 3 BEDROOM PLUS A DEN W/ 2.5 BATH Townhouse, which comes with a HEATED TANDEM GARAGE and TWO BALCONIES!!! Upon entry, you will be welcomed by an entryway leading to a storage closet; a door to the attached tandem garage-where you will find the utility room and the back door leading to your charming little backyard; as well as a DEN that can be utilize in many ways, including an office space (perfect for work-from-home professionals), an exercise room (great for fitness enthusiasts), or an additional storage space (ideal for your extra household items). The second floor features an open-concept floor plan that includes the dining area, kitchen, living area, corner office space, a half bath, and not only one but TWO PRIVATE BALCONIES!!! The kitchen is well-equipped with stainless steel appliances, quartz countertops, kitchen island, and a well-sized pantry. The larger west balcony has a bbq gas line for an added perk. In the top floor, you will find the bright and cozy master bedroom that comes with a walk-in closet and an ensuite bathroom; two additional generously-sized bedrooms, the washer and dryer, and a full bath. Since this is an interior unit located inside the complex, you will enjoy a much quieter experience every time you're at home. Not only that, your guests can park just steps away from your home's front door via visitor's parking for FREE!!! This home is close to bus stops, schools, playground, parks, restaurants, and Shopping Centres; as well as it offers easy access to Stoney Trail for fast and easy commute. Don't miss the opportunity to make this wonderful home yours!!!