



**GRASSROOTS**  
REALTY GROUP

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## 90 Cornerstone Manor Calgary, Alberta

**MLS # A2243727**



# \$444,900

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, 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>	\$ 269
<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>	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV bracket x 1, toilet bidet x 2

Welcome to this stunning 3 BEDROOM 2.5 BATH CORNER END UNIT Townhouse, which comes with a HUGE HEATED DOUBLE ATTACHED GARAGE and a SOUTH-FACING balcony!!! Upon entry, you will be greeted by an entryway leading to a spacious bedroom, a mudroom closet, and the double attached garage-where you can find the utility room. The second floor offers a great open-concept floor plan that includes the dining area, kitchen, living area, corner office space, a half bath, and the balcony. The kitchen is equipped with stainless steel appliances, quartz countertops, a long kitchen island, and a well-sized pantry. The top floor boasts TWO LARGE AND COZY MASTER BEDROOMS WITH EACH ROOM HAVING ITS OWN WALK-IN CLOSET AND ITS OWN ENSUITE BATHROOM!!! The washer and dryer is also located on the top floor for added convenience. Since this is a corner end unit, you will have the luxury of having extra windows that allow ample amount of outdoor light indoors-making this home bright and airy. In the balcony, you will find a gas line for your barbecue grill as an added bonus. There is plenty of street parking for your guests just steps away from this home's front door, as well as a number of free visitor's parking when you drive inside the complex. This home is close to bus stops, schools, 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 beautiful home yours!!!