



**GRASSROOTS**  
REALTY GROUP

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

**106, 72 Cornerstone Manor NE**  
**Calgary, Alberta**

**MLS # A2268339**



**\$435,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2019 (7 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>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Excellent location in a sought-after community! Welcome to this beautifully maintained 3-bedroom, 2.5-bath townhouse with a versatile main-floor den that can easily serve as a 4th bedroom or home office. This park-facing unit is a true community highlight, showcasing pride of ownership with numerous upgrades throughout. The open-concept main floor offers 9' ceilings, abundant natural light, and a modern kitchen with stainless steel appliances. Enjoy the convenience of a double car garage and low condo fees. Impeccably kept and move-in ready—this home looks and feels like brand new. Don't miss the chance to own one of the best-kept homes in the area!