



GRASSROOTS
REALTY GROUP

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90 Cornerstone Manor Calgary, Alberta

MLS # A2269960



\$419,999

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,566 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	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: TV Bracket x1

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!!!