



**4 Cornerstone Manor NE
Calgary, Alberta**

MLS # A2291111



\$419,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,587 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Insulated, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Mounts, shelving, garage shelving

**** NO GST PAYABLE ON THE PREOWNED HOME **** Beautifully curated, Almost Brand New Feel, and immaculately maintained by the original owner **** INDOOR PARKING - HEATED ATTACHED SIDE BY SIDE 2 CAR GARAGE** plus easy front street parking****** This trendy 4-bedroom 3-story 1586+ SF townhome end unit is ideally located in the community of Cornerstone and close to the many amenities - transit, parks, shopping, pathways, dog parks, daycare and FUN! The ground floor features a sizable main entrance, a bonus den/office/bedroom, storage, and convenient access to your garage. The spacious upper main living area includes beautiful laminate wide plank flooring, a large living room, a stylish kitchen with quartz counter tops/upgraded tile kitchen backsplash/rich wood style cabinets with trims/upgraded stainless steel appliances (smooth top stove, OTR microwave, quiet dishwasher, french door fridge with front water dispenser) plus an extended peninsula island with undermount sink and a flush eating bar.. A sizeable outdoor balcony is off the family-approved living room and offers a BBQ area with a gas line. The upper floor features three good-sized bedrooms, a laundry room and two full bathrooms. **BONUS:** The primary bedroom layout features a private en-suite and a large walk-in closet. This trendy townhome features a modern décor palette and offers everything you need, with a functional yet stylish design. A possession date of July 24, 2025, is available! Call your friendly REALTOR(R) to book a viewing!