



**521, 72 Cornerstone Manor NE
Calgary, Alberta**

MLS # A2130931



\$494,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,410 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Secured, Ta		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 252
Basement:	None	LLD:	26-25-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a very family friendly community in Cornerstone. This END UNIT townhome features 3 Bedrooms + Den and 2.5 Baths. As you enter this 3 Storey townhome, you will be greeted by your new office/den space away from the hustle and bustle of the upstairs if you have a bigger family. You have access to your attached Double-car tandem garage and additional storage on this floor. As you go up the first flight of stairs, you are welcomed to a big open floor plan with your Kitchen, Living, Dining, and your Half bath. Not only that, but you also have two balconies on both sides of the home bringing in natural light throughout the day. The kitchen features a large Island for all your prepping and cooking needs with storage. On the side, you have a pantry for additional storage. The large living room features built in wall unit and space for your new TV. There is a little nook to place a book shelve or a table before going upstairs to the bedrooms. On the top floor, you have your master bedroom, walk-in closet and a 4-piece en-suite. There are two additional bedrooms of good size with an additional full bathroom. Your washer and dryer are on the top floor to make laundry easy and convenient. Location at its finest! You do not have to worry about commutes when you live in Cornerstone. You could walk over to grocery stores, shoppers, restaurants, banks, parks and schools. If you must, there are three interchange access to Stoney Trail within minutes from this home. Deerfoot Trail is just a hop away. Costco and Cross Iron Mills Mall are just 10 minutes away for your shopping needs. Within the heart of this townhome complex is a playground where all the children come together and play, or pet owners take their pets for a walk. It's a great space to gather and connect with your neighbours!