



**525, 72 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2170637**



**\$484,500**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	2019 (5 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>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan		

**Inclusions:** NA

Pride of ownership is evident in this well-maintained, move-in ready townhome in the sought-after community of Cornerstone. This spacious townhouse offers a functional layout with plenty of room for living and entertaining. On the main level, you'll find a roomy entry, a versatile den perfect for an office or hobby space, and a garage with ample room for two cars and additional storage. The second level features an open-concept design with a dining area, a kitchen with a large island, and a comfortable living room. Enjoy outdoor living with two balconies—one facing east and one facing west—perfect for soaking up the sun throughout the day. A convenient 2-piece bath completes this level. On the third level, you'll discover a spacious master bedroom with its own ensuite, two additional bedrooms, a full bathroom, and a laundry room for added convenience. With low condo fees and modern living spaces filled with natural light, this townhome is a fantastic opportunity. Don't miss out on calling this place home!