



**129, 30 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2182499**



**\$470,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

\*\*\*Open House Sunday - December 22, 2024 - 2:00 pm to 4:00 pm\*\*\*When you step inside, you're welcomed by a bonus space right off the entrance—perfect for a home office, a den, or even a cozy reading nook. It's that little extra space that makes a big difference. Head upstairs, and you'll love the open-concept layout. The living room, dining area, and kitchen flow together so nicely—it's bright, inviting, and makes the space feel so much bigger. Plus, you get two balconies, which not only bring in tons of natural light but also give you the perfect spots to sip your morning coffee or enjoy a quiet evening outside. On the top floor, there are three bedrooms, including a primary bedroom with its own ensuite and a perfectly sized closet. It's comfy, practical, and just what you need for restful nights. You'll also love the convenience of a double attached garage—no more scraping snow off your car in the winter—and a good-sized backyard, perfect for relaxing or even a small garden. Just outside, there's a huge green space where families can enjoy time together and kids can run around and play freely. And let's not forget the location—it's close to shopping centers, public transit, and everything you need to make life easier. This home isn't just a place to live—it's a space to love. Come see it for yourself and imagine your life here! Schedule your showing today.