



GRASSROOTS
REALTY GROUP

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58 Cornerstone Manor NE Calgary, Alberta

MLS # A2194653



\$469,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,568 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	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:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful and spacious 4 BEDROOM 2.5 BATH CORNER END UNIT Townhouse, which comes with a HUGE 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 an 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 a large and cozy master bedroom that comes with a walk-in closet and an ensuite bathroom; two additional generously sized bedrooms, the washer and dryer, and a full bath. 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. New carpet flooring were professionally installed in all the carpeted areas of the home. There is plenty of street parking for your guests just steps away from this home's front door, as well as a number of 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 wonderful home yours!!!