



**GRASSROOTS**  
REALTY GROUP

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**110, 75 Cornerstone Row**  
**Calgary, Alberta**

**MLS # A2195581**



**\$474,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 203
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this BRAND NEW, SHOW HOME unit—a stunning 3-storey townhome located in the vibrant community of Cornerstone, NE Calgary. Available for quick possession, this exquisite townhouse features 3 spacious bedrooms and 2.5 modern bathrooms. The open-concept floor plan is complemented by luxurious LVP flooring and elegantly tiled bathrooms. As you enter through the stylish front foyer, you'll find a kitchen that boasts quartz countertops, pot lights, and stainless-steel appliances, all set under high, textured ceilings. The home also offers the convenience of a tandem garage. Ideally located, this home is within walking distance to essential amenities such as the new Chalo-Fresco, Tim Hortons, RBC plaza, and a bus stop right in front of the complex. You'll also benefit from the proximity to the new Sikh Gurudwara, a future train station, and planned school sites—making this an ideal location for both families and commuters. Flexible possession options are available in 2, 4, 6, 8, and 12 months, allowing you to move in at your convenience. Additionally, enjoy the benefit of low condo fees in this meticulously designed townhouse complex. Don't miss the chance to make this beautiful property your new home!