

\$479,900 - 104, 72 Cornerstone Manor Ne, Calgary

MLS® #A2135812

\$479,900

4 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

Cornerstone, Calgary, Alberta

FACING COURTYARD/GREENSPACE | DOUBLE ATTACHED HEATED GARAGE | 4 BEDROOMS | Welcome to your dream home, a stunning 3-storey townhouse with 9' ceilings that epitomizes modern elegance and thoughtful design. Located in the new community of Cornerstone and built by the reputable Truman in 2019, this exquisite property has only had one set of owners and boasts the remainder of the new home warranty for your peace of mind. Before entering through the inviting front entrance, you will pass the center courtyard park/greenspace with playground, offering a delightful touch of greenery and a sense of community right out your front door. The main floor offers versatility with a spacious bedroom with view of the greenspace and luxury vinyl plank flooring that can easily double as a private office, complemented by direct access to the double attached heated garage – perfect for those chilly mornings. Ascend to the second level, where you'll discover a harmonious blend of style and functionality. The open-concept living room is a haven of relaxation, seamlessly flowing onto a charming balcony overlooking the park with gas BBQ hook-up, ideal for morning coffees or evening sunsets. The adjacent kitchen is a culinary enthusiast's delight, featuring lustrous quartz countertops, a convenient breakfast bar, ceiling-high cabinets, slow-closing drawers, a pantry, and sleek stainless steel appliances (dishwasher new March 2024) that promise



both beauty and performance. A chic half bathroom completes this level, ensuring convenience and comfort for guests. The top floor is dedicated to restful retreats, housing three generously sized bedrooms and two full bathrooms (both with quartz countertops), alongside a conveniently located laundry area. The crowning jewel of this level is the luxurious primary suite, a true sanctuary with its expansive walk-in closet, coffered ceilings, and private ensuite bathroom, designed for indulgence and relaxation. This exceptional townhouse not only offers an impeccable living experience but also comes with a low maintenance fee of just \$233.85 per month, making it an unbeatable value. With immediate possession available, you can start living your dream without delay. Don't miss this rare opportunity to own a piece of modern luxury with all the comforts of home. Schedule your private viewing today and prepare to fall in love with every detail of this magnificent property. Visitor parking available. New home warranty good until 2029. 5-min drive/15-min walk to schools. Walking trails and playgrounds nearby!

Built in 2019

Essential Information

MLS® #	A2135812
Price	\$479,900
Sold Price	\$491,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.00
Year Built	2019
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	104, 72 Cornerstone Manor Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1S4

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Guest, Heated Garage, Off Street, Side By Side

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Playground
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2024
Date Sold	June 21st, 2024
Days on Market	12
Zoning	M-1
HOA Fees	50.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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