

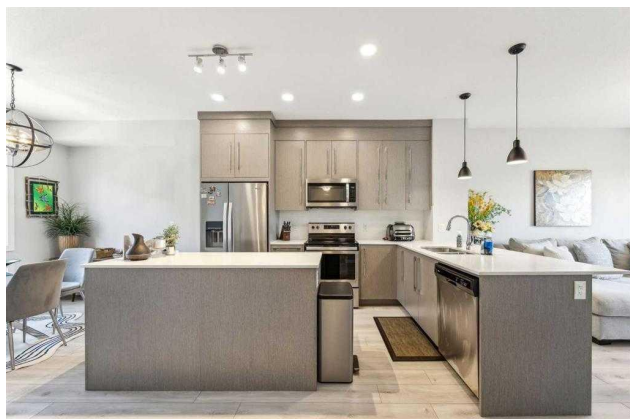


THE
A-TEAM

**RE/MAX
FIRST**

30 CORNERSTONE Manor #108, Calgary T3N 1E6

MLS® #: **A2162609** Area: **Cornerstone** Listing Date: **10/08/24** List Price: **\$470,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,734 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,577**
 Low Sqft:
 Ttl Sqft: **1,577**

DOM

21
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Other
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Playground**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`4" x 12`2"	Dining Room	Main	12`1" x 11`1"
Living Room	Main	14`5" x 12`3"	Bedroom - Primary	Second	14`4" x 12`1"
Bedroom	Second	12`1" x 11`1"	Bedroom	Lower	10`3" x 7`11"
2pc Bathroom	Main	5`3" x 4`11"	4pc Ensuite bath	Second	8`2" x 4`11"
4pc Ensuite bath	Second	8`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$302

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1811674**

Remarks

Pub Rmks: **This exquisitely designed townhome boasts two elegant master suites and an additional den/bedroom on the main level, complemented by 2.5 modern bathrooms. Upon entering, you'll be instantly captivated by the open-concept layout, where sleek laminate flooring flows effortlessly across all three levels. The main level features a contemporary kitchen, equipped with stainless-steel appliances, a chic island, and stunning quartz countertops, making it a chef's paradise. The adjacent living and dining areas create an inviting atmosphere, perfect for entertaining family and friends. Step out onto the west-facing balcony to enjoy peaceful moments while taking in breathtaking views of the beautifully landscaped courtyard and lush green space. Convenience is paramount with a double attached garage, providing ample storage for all your belongings and ensuring ease of access. Located in the vibrant community of Cornerstone, this townhome is just minutes away from schools, shopping centers, grocery stores, and a diverse selection of restaurants. Commuting is a breeze with easy access to the Saddletowne C-train and public transit options. Don't miss the opportunity to make this stunning townhome your own! Schedule a viewing today and experience the perfect blend of modern living and community charm. The unit has been professionally cleaned, with the carpets of the stairs freshly washed and the walls receiving meticulous paint touch-ups, ensuring a pristine move-in ready home.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









