

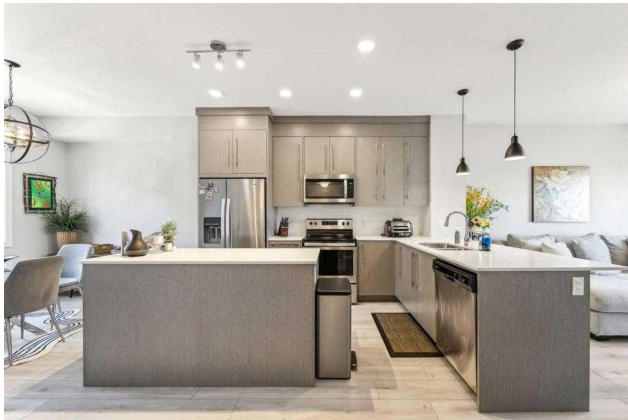


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 CORNERSTONE Manor #108, Calgary T3N 1E6**

MLS® #: **A2162609**      Area: **Cornerstone**      Listing Date: **10/08/24**      List Price: **\$470,000**  
 Status: **Pending**      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

**45**  
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
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 12`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 11`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`4" x 12`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`3" x 7`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 4`11"</b>

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**















