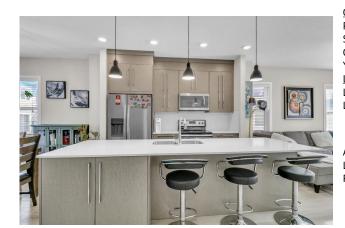


## 30 CORNERSTONE Manor #123, Calgary T3N1E6

A2167192 Listing 09/19/24 List Price: \$475,000 MLS®#: Area: Cornerstone

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2016 Year Built: Abv Saft:

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1.404 Lot Shape:

<u>Parking</u>

1,404

DOM

Layout

Beds:

Baths:

Style:

40

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

3 Storey

Access:

Lot Feat: **Corner Lot** 

Park Feat: **Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Concrete, Vinyl Siding, Wood Frame

Flooring:

Sewer: Ext Feat: Balcony Carpet, Tile, Vinyl Water Source:

Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** Den Main 6`10" x 12`6" 2pc Bathroom Second 5`3" x 4`11" 14`6" x 10`1" **Dining Room** Second 12`3" x 9`4" Kitchen Second **Living Room** Second 18`0" x 14`11" 4pc Bathroom Third 6`1" x 8`3" 4`11" x 8`0" 4pc Bathroom Third **Bedroom** Third 9`2" x 11`11" **Bedroom** Third 8`5" x 11`11" **Bedroom - Primary** Third 11`0" x 13`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$320 Fee Simple M-G
Fee Freq:

Monthly

Legal Desc: **1810327** 

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY OCT 20 (2-4PM) Welcome to your dream home in the desirable Cornerstone community! This beautiful end unit townhome offers a perfect blend of style, convenience, and comfort. The main level features a dedicated office, den, or storage space, perfect for remote work or hobbies. The spacious living room is filled with natural light from large windows and opens to a private balcony—ideal for morning coffee or evening relaxation. Cook in style with stainless steel appliances and a stunning quartz countertop in the kitchen. Ample storage makes meal prep a breeze. The dining room features a sliding door to another balcony, perfect for outdoor dining or entertaining. The third floor includes a stacked washer and dryer for laundry convenience and three well-sized bedrooms. Enjoy low-maintenance living with vinyl flooring throughout, complemented by cozy carpet on the stairs. Enjoy the ease of double attached garage parking with built-in shelvings. Experience the benefits of community living without breaking the bank! This end unit townhome is a rare find—schedule your showing today and make it yours!

Inclusions: N/A

Property Listed By: CIR Realty

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





