



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 CORNERSTONE Manor #525, Calgary T3N 1S4**

MLS®#: **A2170637**      Area: **Cornerstone**      Listing **10/03/24**      List Price: **\$484,500**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 21-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Level**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,602**  
 Low Sqft:  
 Ttl Sqft: **1,602**

DOM

**111**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Vinyl Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Range, Washer**  
 Int Feat: **Built-in Features, Kitchen Island, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`2"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`11" x 8`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`1" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 6`2"</b>
<b>Balcony</b>	<b>Second</b>	<b>18`6" x 7`6"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>13`5" x 14`5"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`11" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`9" x 10`11"</b>
<b>Den</b>	<b>Main</b>	<b>12`5" x 6`10"</b>
<b>Balcony</b>	<b>Second</b>	<b>9`4" x 5`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$250**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2010687**

Remarks

Pub Rmks: **Pride of ownership is evident in this well-maintained, move-in ready townhome in the sought-after community of Cornerstone. This spacious townhouse offers a functional layout with plenty of room for living and entertaining. On the main level, you'll find a roomy entry, a versatile den perfect for an office or hobby space, and a garage with ample room for two cars and additional storage. The second level features an open-concept design with a dining area, a kitchen with a large island, and a comfortable living room. Enjoy outdoor living with two balconies—one facing east and one facing west—perfect for soaking up the sun throughout the day. A convenient 2-piece bath completes this level. On the third level, you'll discover a spacious master bedroom with its own ensuite, two additional bedrooms, a full bathroom, and a laundry room for added convenience. With low condo fees and modern living spaces filled with natural light, this townhome is a fantastic opportunity. Don't miss out on calling this place home!**

Inclusions:  
Property Listed By: **NA  
Real Broker**

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











