



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

Finished Floor Area

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

DOM

79
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
2pc Bathroom	Main	4`11" x 5`2"
Bedroom	Third	10`11" x 8`4"
4pc Bathroom	Second	8`1" x 4`11"
4pc Ensuite bath	Second	8`3" x 6`2"
Balcony	Second	18`6" x 7`6"

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

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











