



THE
A-TEAM

**RE/MAX
FIRST**

72 CORNERSTONE Manor #529, Calgary T3N 1S4

MLS® #: **A2171426** Area: **Cornerstone** Listing Date: **10/10/24** List Price: **\$484,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,606**
 Low Sqft:
 Ttl Sqft: **1,606**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

Access:
 Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	6`10" x 12`1"	2pc Bathroom	Second	5`2" x 5`0"
Dining Room	Second	12`3" x 6`7"	Kitchen	Second	14`8" x 14`4"
Living Room	Second	17`11" x 13`2"	4pc Bathroom	Third	4`11" x 8`1"
4pc Ensuite bath	Third	6`1" x 8`3"	Bedroom	Third	9`2" x 11`11"
Bedroom	Third	8`5" x 11`11"	Bedroom - Primary	Third	10`11" x 13`8"

Legal/Tax/Financial

Condo Fee:
\$250

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2010687**

Remarks

Pub Rmks: **PRIME LOCATION! A fantastic opportunity for first-time buyers or investors. Welcome to your new home - a LOW CONDO FEE townhouse in the highly sought-after community of Cornerstone. Nestled in a peaceful and quiet neighborhood, this home is packed with upgrades, including quartz countertops, stainless steel appliances, full-height kitchen cabinets, an extended kitchen with a good-sized pantry, vinyl plank flooring, ceramic tiles, pot lights, a BBQ gas line on the balcony, and knockdown ceilings. Step into the foyer with ceramic tile flooring. From here, stairs lead up, or a hallway takes you to a quiet space perfect for a home office, with vinyl plank flooring. The tandem double-attached garage is accessible from this level. On the first upper floor, you'll find a 2-piece bathroom, dining area, living room, and kitchen, all with sleek vinyl plank flooring. Enjoy spacious balconies on both sides of the home. Head up to the second upper floor, where you'll find two well-sized bedrooms, a convenient upper-floor laundry, and a shared 4-piece bathroom. The primary bedroom is generously sized, featuring a 4-piece ensuite and a walk-in closet. Vinyl plank flooring runs throughout the upper level as well. Explore the home further with the 3D VIRTUAL TOUR. Cornerstone is one of Calgary's largest community, sprawling over 1,100 acres. Enjoy beautiful prairie views, 180 acres of natural wetlands, 14km of pathways, and 95 acres of parkland. Plus, you'll find plenty of nearby dining and shopping options.**

Inclusions: **N/A**
Property Listed By: **Executive Real Estate Services**

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







