



THE
A-TEAM

**RE/MAX
FIRST**

30 CORNERSTONE Manor #129, Calgary T3N 1E6

MLS® #: **A2182499** Area: **Cornerstone** Listing Date: **12/09/24** List Price: **\$470,000**
 Status: **Active** 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: **9,666 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,594**
 Low Sqft:
 Ttl Sqft: **1,594**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	22`2" x 40`9"	Furnace/Utility Room	Main	14`6" x 26`10"
2pc Bathroom	Second	17`3" x 16`5"	Dining Room	Second	39`11" x 27`8"
Kitchen	Second	47`4" x 36`1"	Living Room	Second	58`10" x 48`8"
4pc Bathroom	Third	16`2" x 26`3"	4pc Ensuite bath	Third	19`11" x 26`10"
Bedroom	Third	27`8" x 39`4"	Bedroom	Third	30`1" x 39`4"
Bedroom - Primary	Third	35`10" x 45`1"			

Legal/Tax/Financial

Condo Fee:
\$323

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1810327**

Remarks

Pub Rmks: *****Open House Saturday - January 25, 2025 - 2:00 pm to 4:00 pm***When you step inside, you're welcomed by a bonus space right off the entrance—perfect for a home office, a den, or even a cozy reading nook. It's that little extra space that makes a big difference. Head upstairs, and you'll love the open-concept layout. The living room, dining area, and kitchen flow together so nicely—it's bright, inviting, and makes the space feel so much bigger. Plus, you get two balconies, which not only bring in tons of natural light but also give you the perfect spots to sip your morning coffee or enjoy a quiet evening outside. On the top floor, there are three bedrooms, including a primary bedroom with its own ensuite and a perfectly sized closet. It's comfy, practical, and just what you need for restful nights. You'll also love the convenience of a double attached garage—no more scraping snow off your car in the winter—and a good-sized backyard, perfect for relaxing or even a small garden. Just outside, there's a huge green space where families can enjoy time together and kids can run around and play freely. And let's not forget the location—it's close to shopping centers, public transit, and everything you need to make life easier. This home isn't just a place to live—it's a space to love. Come see it for yourself and imagine your life here! Schedule your showing today.**

Inclusions:
Property Listed By: **n/a**
Real Broker

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







