

**412, 30 Cornerstone Manor NE**  
**Calgary, Alberta**

**MLS # A2217411**



**\$468,800**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Cornerstone                                       |               |                  |
| <b>Type:</b>     | Residential/Other                                 |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                |               |                  |
| <b>Size:</b>     | 1,532 sq.ft.                                      | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Off Street |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Level, Street Lighting    |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 302 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome home to this beautiful large 4 bedroom END UNIT townhome in the community of Cornerstone. Keep your car warm in the HEATED DOUBLE attached garage, which leads directly into the unit. Walk in the first level, which consists of a bedroom which can also be used as a flex/office. Walk upstairs to an open concept living area with a half bath, dining area, kitchen and living room and a cozy reading nook. Beautiful white cabinets to the ceiling. White QUARTZ countertops, giving your kitchen a bright and clean look. STAINLESS STEEL appliances (Brand new dishwasher) and pantry completes the kitchen. Spacious living room overlooking the inner courtyard is the perfect place to unwind after a long day of work. Walk out the sliding patio doors off the living room and enjoy your summer BBQs on your balcony. Walk up the stairs to a spacious master bedroom with good sized walk in closet. The master ensuite has tiles to the ceiling, easy for cleaning. The other 2 bedrooms share the 4 piece bath and full sunny during a day. Laundry is conveniently located on the upper floor, so you don't need to carry your laundry up and down the stairs. Enjoy a relaxing stroll after dinner around the courtyard just outside your front door. Just outside, there's a huge green space where families can enjoy time together and kids can run around and play freely. Easy access to Stoney Trail and Deerfoot Trail. Close to the airport and Cross Iron Mall. Schedule your showing today before it's gone!