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304, 72 Cornerstone Manor NE Calgary, Alberta

MLS # A2352658

$449,980

Division:	Cornerstone		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,566 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 270
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Cornerstone! This beautiful three-storey townhome offers a functional and thoughtfully designed layout with 3 bedrooms, 2.5 bathrooms, a dedicated office, and an attached garage. The main floor features a bright, open-concept living and dining area that flows into the kitchen, creating a comfortable space for everyday living and entertaining. Enjoy the added convenience of a pantry, a two-piece bathroom, and a private balcony, perfect for relaxing or enjoying your morning coffee. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms, another full bathroom, and conveniently located upper-floor laundry. The lower level offers even more flexibility with a separate office, mudroom, and direct access to the attached garage, ideal for those working from home or needing extra functional space. Located in the growing community of Cornerstone in NE Calgary, you'll enjoy easy access to Stoney Trail, Calgary International Airport, shopping, parks, schools, and everyday amenities, with CrossIron Mills just a short drive away. Whether you're a first-time buyer, growing family, or investor, this home offers a great balance of space, functionality, and location. Don't miss your opportunity to make it yours!

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