



**4 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2291111**

**\$399,900**



<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Insulated, Side By Side		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 322
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Mounts, shelving, garage shelving

**\*\* INDOOR PARKING - HEATED ATTACHED SIDE-BY-SIDE 2-CAR GARAGE** plus easy front street parking **\*\* Beautifully curated, Almost Brand New Feel, and immaculately maintained by the original owner. This trendy 4-bedroom 3-story 1586+ SF town home end unit is ideally located in the community of Cornerstone and close to the many amenities - transit, parks, shopping, pathways, dog parks, daycare and FUN! The ground floor features a sizable main entrance, a bonus den/office/bedroom, storage, and convenient access to your garage. The spacious upper main living area includes beautiful laminate wide plank flooring, a large living room, a stylish kitchen with quartz counter tops/upgraded tile kitchen backsplash/rich wood style cabinets with trims/upgraded stainless steel appliances (smooth top stove, OTR microwave, quiet dishwasher, french door fridge with front water dispenser) plus an extended peninsula island with undermount sink and a flush eating bar.. A sizeable outdoor balcony is off the family-approved living room and offers a BBQ area with a gas line. The upper floor features three good-sized bedrooms, a laundry room and two full bathrooms. BONUS: The primary bedroom layout features a private en-suite and a large walk-in closet. This trendy townhome features a modern d&eacute;cor palette and offers everything you need, with a functional yet stylish design. A possession date of July 24, 2025, is available! Call your friendly REALTOR(R) to book a viewing!**