



**322, 72 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2316753**



**\$429,999**

|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                          |               |                  |
| <b>Type:</b>     | Residential/Four Plex                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                   |               |                  |
| <b>Size:</b>     | 1,570 sq.ft.                         | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached               |               |                  |
| <b>Lot Size:</b> | -                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape |               |                  |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | \$ 280 |
| <b>Basement:</b>   | None                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to Cornerstone, a thriving and fast-growing community in NE Calgary, ideally located near Stoney Trail with quick access to the airport, nearby shopping, amenities, and Cross Iron Mills. This stylish end-unit, three-storey townhome offers just under 1,600 sq. ft. of well-designed living space, featuring 4 bedrooms and 2.5 bathrooms. Being an end unit, it is filled with natural light from additional windows, creating a bright and inviting atmosphere throughout the home. A beautiful greenspace and park sit directly in front of the property, offering peaceful views and an open, welcoming setting right at your doorstep. The main level features 9-foot ceilings and an open, modern layout enhanced with quartz countertops throughout. Thoughtful upgrades include built-in shelving, extra storage solutions, and quality finishes that reflect pride of ownership. Complemented by new carpet installed in 2023 and freshly painted in May 2026, the home showcases a fresh, polished look from top to bottom. Step out onto the balcony, perfect for enjoying your morning coffee or unwinding with a nightcap. Enjoy the convenience of an attached double car garage and the benefit of low condo fees. This home is well maintained, clean, with no smoking and no pets. A perfect blend of style, functionality, and location in one of Calgary's most desirable new communities.