



**410, 30 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2318326**



**\$379,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,563 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, Heated Garage, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters

**Inclusions:** TV Wall Mounts (Living Room & Master Bedroom)

BEAUTIFUL & SPACIOUS 1560+ SQ. FOOT 3-STOREY TOWNHOME IN DESIRABLE CORNERSTONE, COMPLETE WITH A DOUBLE ATTACHED HEATED GARAGE FOR LESS THAN \$380K! THIS HOME FEATURES A BEAUTIFUL COURTYARD PARK RIGHT OUTSIDE THE FRONT DOOR. IMAGINE BEING ABLE TO WATCH YOUR KIDS PLAYING IN THE PARK FROM THE COMFORT OF YOUR LIVING ROOM! As you walk inside the townhome, you will immediately notice the stunning upgraded tiled flooring throughout the entrance foyer and access to the HEATED double attached garage! From inside your cozy home into your warm car and off you go, without feeling the cold or touching the snow! The entrance level features the 1st of 4 bedrooms in the home, complete with a closet & large window facing the park; perfect for a guest bedroom, home office, kids' playroom, or home gym. Head upstairs to the OPEN-CONCEPT main floor&mdash;notice the abundance of natural light? With huge south-facing windows in the dining room and unobstructed park-facing windows in the living room, this home is always filled with sunlight! This kitchen is fit for any home chef while keeping functionality for your family in mind: featuring a kitchen island, ample counter & cabinet space, and a dedicated spacious dining room capable of easily hosting an 8-seat dinner table! The spacious living room is easily able to accommodate a huge comfy sofa across from the TV mount location, with built-in shelving & wire-hiding conduits. From the living room, access the park-facing balcony&mdash;the perfect outdoor space to enjoy your morning coffee or host a summer BBQ! This floor is completed with an additional nook for a work-from-home desk and a half bathroom for convenience & guests. The upper level hosts the massive master bedroom, easily able to

accommodate a king-size bed and all your additional bedroom furniture. This room features an essential ensuite full bathroom complete with upgraded tile floors and a full bathtub. Tired of fighting for closet space? Check out the spacious walk-in closet! The upstairs features another 2 spacious bedrooms and another full bathroom complete with another bathtub. Still upstairs, the convenience of full-sized stacked laundry. AS THEY SAY: LOCATION, LOCATION, LOCATION! Grocery Store, Many Restaurants, Major Banks, & Various Retail Stores are all within walking distance! This home is minutes from major highways including both Stoney & Deerfoot Trail, providing quick access to all areas of Calgary. Lastly, the townhome complex, this well-managed condominium offers low condo fees! HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!!