



GRASSROOTS
REALTY GROUP

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402, 72 Cornerstone Manor NE
Calgary, Alberta

MLS # A2333394



\$420,000

Division:	Cornerstone		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,548 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
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, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: AUG. 1, SATURDAY, 1-3 PM. Welcome to #402, 72 Cornerstone Manor NE, where modern design, everyday functionality, and a prime location come together in one exceptional END-UNIT TOWNHOME facing the COURTYARD/GREENSPACE. Offering nearly 1,600 SQ. FT. of thoughtfully designed living space, this well-maintained home is ideal for first-time buyers, growing families, or anyone looking for low-maintenance living without compromising on space. Step inside to discover the 4th BEDROOM with LARGE WINDOWS and a CLOSET on the main level, which can be used as an OFFICE/DEN. The DOUBLE ATTACHED GARAGE provides secure parking and additional storage, completing the main level. The second level features 9-FOOT CEILINGS, large windows, VINYL-PLANK FLOORING, and an inviting layout that fills the home with natural light. The kitchen showcases QUARTZ COUNTERTOPS, a central island, FULL-HEIGHT KITCHEN CABINETS, PANTRY, and stainless-steel appliances, flowing seamlessly into the dining and living areas for effortless entertaining or relaxing evenings at home. The powder room/half bathroom is well-situated on the 2nd level. Step outside onto your PRIVATE BALCONY to enjoy your morning coffee or unwind at the end of the day facing the COURTYARD or GREEN SPACE. The third level features 3 BEDROOMS, 2 FULL BATHROOMS (an ENSUITE BATHROOM and WALK-IN CLOSET inside the primary bedroom), and a LAUNDRY area for convenience. This home offers the flexibility today's buyers are looking for. Whether you need extra space for children, guests, a home office, or a workout room, this layout adapts to your lifestyle with ease. Pride of ownership is evident throughout, creating a home that's MOVE-IN READY from day one. The LOW CONDO FEES

help keep monthly ownership costs affordable. Visitors can park in the visitor parking stalls for FREE for a maximum of 6 hours (must register the vehicle - instructions are in front of the stalls). Located in the vibrant community of Cornerstone, you'll enjoy nearby parks, playgrounds, walking paths, shopping, restaurants, schools, and transit, with convenient access to Stoney Trail, Calgary International Airport, and everyday amenities including Chalo! FreshCo, cafés, and local dining just minutes away. Whether you're purchasing your first home, upsizing, or adding to your investment portfolio, this beautifully maintained townhome offers the perfect combination of comfort, convenience, and modern living in one of Calgary's fastest-growing communities.