



GRASSROOTS
REALTY GROUP

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204, 30 Cornerstone Manor NE
Calgary, Alberta

MLS # A2350545



\$460,000

Division:	Cornerstone		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,561 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, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Stone Counters		

Inclusions: NA

This beautiful upgraded CORNER unit truly stands out above them all! This corner unit affords lots of natural sunlight with extra windows on the side. The unit is located on the inside of the complex facing the courtyard giving you peace and quiet from traffic noises and offers a sense of seclusion. When you enter this home you will notice the attention to detail and the absolute care that has been taken. It features tasteful choices in flooring, full height cabinets, counter tops and a gas range! The engineered hardwood carries on to the upper floor into the bedrooms.. The lower walk out level has a den and hidden under the stair storage for seasonal items. The closets on the upper level have also been upgraded to maximize space and give a feeling of luxury. This home includes a double garage with upgraded epoxy floors with non skid additives. There is additional storage built on the ceiling as well as wall racks for bikes and strollers and a tire rack. This is truly a gem of a home in brand new condition located in the lovely neighbourhood of Cornerstone where you are within minutes of all major traffic arteries including Stoney trail, Deerfoot trail and the airport. This is a Very Clean Home. It is a treasure you will be proud to call your home.