

# \$435,000 - 308, 72 Cornerstone Manor Ne, Calgary

MLS® #A2217618

**\$435,000**

4 Bedroom, 3.00 Bathroom, 1,563 sqft  
Residential on 0.00 Acres

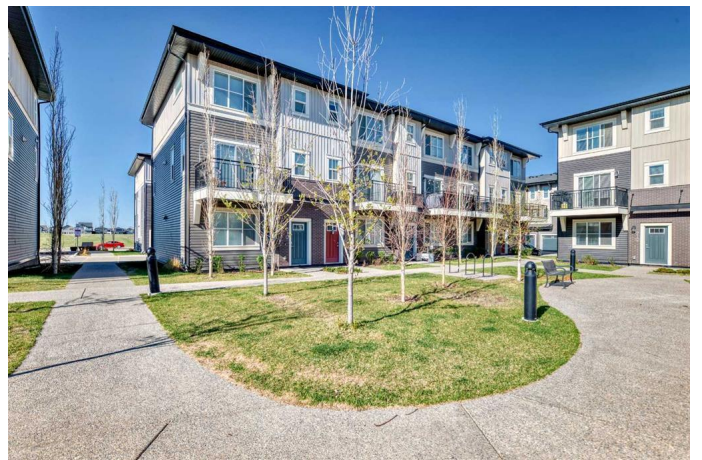
Cornerstone., Calgary, Alberta

- Discover the perfect blend of style, space, and convenience in this beautifully designed 3-storey townhouse, located in the thriving community of Cornerstone. Built by Truman in 2019 and still covered under the new home warranty until 2029, this meticulously maintained home has only had one owner and offers peace of mind along with modern living.

As you approach the property, you'll be welcomed by a serene central courtyard with green space and a playground—an ideal setting for families or anyone who values a sense of community right outside their front door.

The ground level offers a flexible layout, featuring a large bedroom with views of the park that could also serve as a private office or guest suite. This level also includes direct access to the heated double attached garage—an essential for Calgary's winters—and is finished with stylish luxury vinyl plank flooring.

On the second floor, the open-concept layout creates an airy, inviting atmosphere. The spacious living area extends to a balcony that overlooks the park, complete with a gas line for BBQs—perfect for entertaining or relaxing with a coffee. The adjoining kitchen is both functional and elegant, equipped with quartz countertops, a breakfast bar, full-height cabinetry with soft-close drawers, a pantry,



and stainless steel appliances. A convenient half bathroom completes this level.

Upstairs, you'll find three spacious bedrooms, two full bathrooms with quartz finishes, and a dedicated laundry area. The primary bedroom is a true retreat, showcasing a coffered ceiling, an oversized walk-in closet, and a private ensuite bathroom designed for ultimate relaxation.

This exceptional home comes with low monthly condo fee and is move-in ready with immediate possession available. Visitor parking is also available for guests. You'll love the convenience of nearby walking paths, playgrounds, and easy access to schools—just a 5-minute drive or 15-minute walk away.

Don't miss your chance to own this beautifully appointed home in one of Calgary's most sought-after new communities. Book your private tour today and see what makes this property truly stand out!

Built in 2019

### **Essential Information**

MLS® #	A2217618
Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status Active

### Community Information

Address 308, 72 Cornerstone Manor Ne  
Subdivision Cornerstone.  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3N 1S4

### Amenities

Amenities None  
Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Stove  
Heating Forced Air, Natural Gas  
Cooling None  
Basement None

### Exterior

Exterior Features Balcony, Courtyard, Lighting  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 4th, 2025  
Days on Market 87  
Zoning M-1  
HOA Fees 53  
HOA Fees Freq. ANN

### Listing Details

Listing Office

URBAN-REALTY.ca

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