

# \$495,000 - 308, 72 Cornerstone Manor Ne, Calgary

MLS® #A2217618

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,563 sqft

Residential on 0.00 Acres

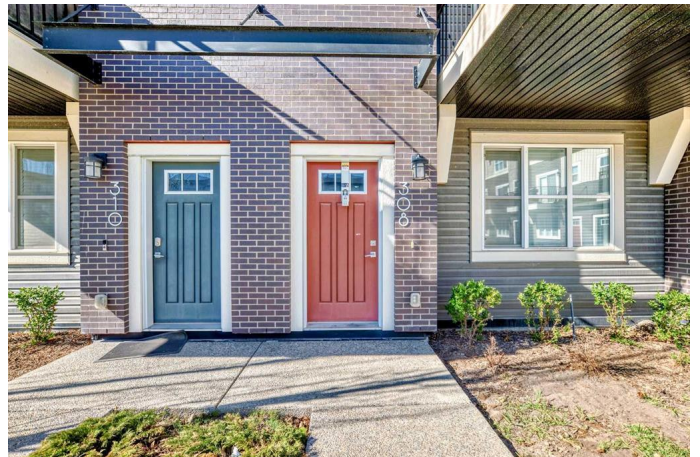
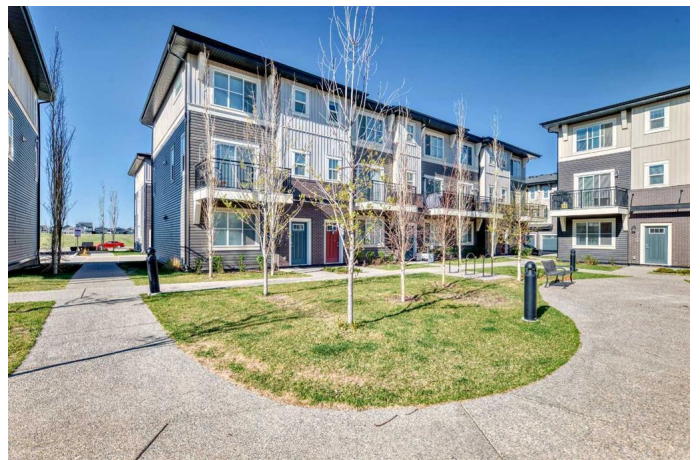
Cornerstone., Calgary, Alberta

\*OPEN HOUSE SAT&SUN 12-3PM MAY 17&18\* - 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, youâ€™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. Youâ€™ll love the convenience of nearby walking paths, playgrounds, and easy access to schoolsâ€”just a 5-minute drive or 15-minute walk away.

Donâ€™t miss your chance to own this beautifully appointed home in one of Calgaryâ€™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	\$495,000
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	T3J 4L7

### 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, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Lighting, Courtyard
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	9
Zoning	M-1
HOA Fees	53

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             URBAN-REALTY.ca

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