

**115, 30 Cornerstone Manor NE
Calgary, Alberta**

MLS # A2216474



\$458,500

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,547 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: NA

Welcome to this beautifully upgraded, move-in ready middle unit townhouse in the highly sought-after community of Cornerstone! From the moment you walk in, you'll appreciate the thoughtful layout, starting with a versatile bonus office/den space on the main floor complete with a convenient closet. Head upstairs to the bright and spacious second floor featuring a fully open-concept living room, dining area, and modern kitchen—perfect for entertaining or everyday living. The kitchen boasts sleek cabinetry, quartz countertops, stainless steel appliances, a gas range, a large island, and ample storage, while the living room impresses with a built-in feature wall and shelving. Enjoy not one but two private balconies—one off the living room and another from the kitchen, offering light from both ends of the home and creating a warm, welcoming atmosphere. The third floor hosts three bedrooms and two full bathrooms, including a large primary bedroom with a 4-piece ensuite, and two additional well-sized bedrooms that share a stylish common bath. You’ll love the convenience of having laundry on the same floor as the bedrooms! A double attached tandem garage provides space for two vehicles, and low condo fees make this home an amazing opportunity for first-time buyers or savvy investors. Located just minutes from Stoney Trail, this home is close to shopping centers, restaurants, banks, and the future Blue Line LRT station—everything you need is right at your fingertips in the vibrant, growing community of Cornerstone. Don’t miss your chance to own this incredible home—call today to book your private showing and be sure to check out the 3D tour!