

# \$449,800 - 412, 30 Cornerstone Manor Ne, Calgary

MLS® #A2247266

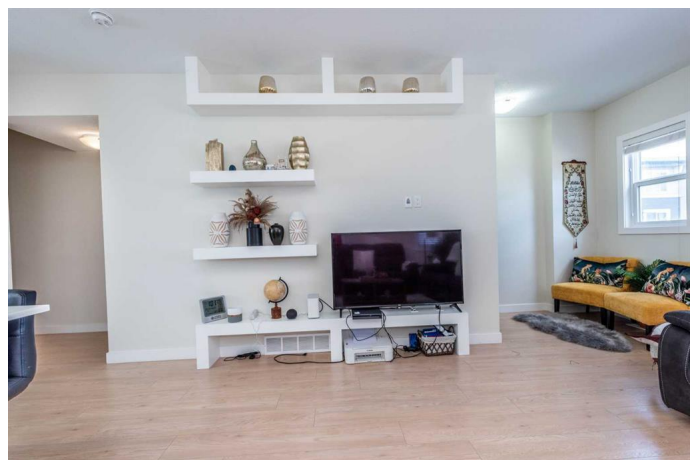
**\$449,800**

4 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

CORNER property (END UNIT) full day Sunshine with lot of window! Welcome home to this beautiful large 4 bedroom property in the community of Cornerstone. Keep your car warm in the HEATED DOUBLE attached garage, which leads directly into the unit. Walk in the first level, which consists of a bedroom which can also be used as a flex/office. Walk upstairs to an open concept living area with a half bath, dining area, kitchen and living room and a cozy reading nook. Beautiful white cabinets to the ceiling. White QUARTZ countertops, giving your kitchen a bright and clean look. STAINLESS STEEL appliances (Brand new dishwasher) and pantry completes the kitchen. Spacious living room overlooking the inner courtyard is the perfect place to unwind after a long day of work. Walk out the sliding patio doors off the living room and enjoy your summer BBQs on your balcony. Walk up the stairs to a spacious master bedroom with good sized walk in closet. The master ensuite has tiles to the ceiling, easy for cleaning. The other 2 bedrooms share the 4 piece bath and full sunny during a day. Laundry is conveniently located on the upper floor, so you don't need to carry your laundry up and down the stairs. Enjoy a relaxing stroll after dinner around the courtyard just outside your front door. Just outside, there's a huge green space where families can enjoy time together and kids can run around and play freely. Easy access to Stoney Trail and Deerfoot Trail. Close to the airport and Cross



Iron Mall. Schedule your showing today before it's gone!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247266      |
| Price          | \$449,800     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,532         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 412, 30 Cornerstone Manor Ne |
| Subdivision | Cornerstone.                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N 1E6                      |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Visitor Parking, Picnic Area, Snow Removal, Trash         |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Bookcases, Chandelier, See Remarks |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,                                                                                     |

|              |                                                          |
|--------------|----------------------------------------------------------|
|              | Refrigerator, Washer/Dryer, Window Coverings, Humidifier |
| Heating      | Forced Air, Natural Gas                                  |
| Cooling      | None                                                     |
| Has Basement | Yes                                                      |
| Basement     | See Remarks                                              |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Storage, Playground       |
| Lot Description   | Corner Lot                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 41               |
| Zoning         | M-G              |
| HOA Fees       | 53               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Heritage Elite Realty |
|----------------|-----------------------|

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