

**#104, 75 cornerstone Row NE
Calgary, Alberta**

MLS # A2176869

\$486,000



Division:	Cornerstone		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,405 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 214
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

LOCATION, LOCATION, LOCATION ! Situated in the vibrant center of Cornerstone, this townhome provides exceptional convenience with a variety of amenities just steps away. Pre-construction unit available in 90 days. This brand new townhomes unit offer 3 stories, featuring 3 bedrooms, 2.5 bathrooms, and a 2-car tandem garage. Residents can easily reach popular destinations like Chalo-Fresco, Tim Hortons, Starbucks, and major banks including RBC, BMO, TD, and Scotiabank. For everyday needs, Shoppers Drug Mart is close by, along with a diverse selection of shops, eateries, and cafes within walking distance. Right off of Countryhills Blvd, having easy access to stoney trail and Deerfoot trail. Families will value this home's placement in a safe, multicultural neighborhood with nearby playgrounds perfect for children. Fitness enthusiasts will enjoy Anytime Fitness, just a 2-minute walk, while commuters have quick access to major roads. Ideally located, it's only a 10-minute drive to CrossIron Mills and 9 minutes to the nearest train station, making travel simple and efficient. Inside, luxury details enhance the home, including quartz countertops in the kitchen and bathrooms, bringing elegance to daily life. The thoughtful layout also provides parking for up to 3 cars (2 inside and 1 on the driveway), ideal for larger households or families with multiple vehicles. Stainless steel Samsung appliance package will include oven stove, microwave, dishwasher, French door Fidge and washer dryer with the purchase of townhome. LVP throughout main floor and carpet on stairs and bedrooms with each room including walk-in closet. With everything from grocery stores to dining nearby, this townhome promises a lifestyle of ease and accessibility in one of Cornerstone's most sought-after neighborhoods. Be among the first to own this newly

built townhome. Scheduled for completion in the next 3 months. this property could be yours with just 5% down. For viewing - please contact the listing realtor to give a tour as it is in framing, and we have a Showhome that can be viewed.