



GRASSROOTS
REALTY GROUP

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17 Cornerstone Manor NE Calgary, Alberta

MLS # A2270502



\$689,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator, Electric Stove, Washer/Dryer in Basement

6 BEDROOMS | 4 BATHROOMS | 2,192 SQFT | QUARTZ COUNTERS | ILLEGAL BASEMENT SUITE | DOUBLE GARAGE | PRIME CORNERSTONE LOCATION

This stunning six-bedroom, four-bathroom home offers an impressive 2,192 square feet of thoughtfully designed living space that's perfect for families seeking comfort and functionality. The main floor features a luxurious primary bedroom complete with a four-piece bathroom, ensuring convenient single-level living for busy homeowners. The heart of the home showcases a spacious kitchen adorned with elegant quartz countertops, creating an ideal environment for culinary adventures and family gatherings. Step outside to discover a welcoming deck that extends your living space into the backyard, perfect for morning coffee or evening relaxation. Upstairs, you'll find a generously sized primary room featuring a five-piece ensuite bathroom, providing a private retreat after long days. The illegal basement suite adds tremendous value with two spacious bedrooms and a versatile den area, plus a separate entrance that offers flexibility for extended family or potential rental income. The attached garage provides convenient year-round vehicle protection and additional storage space. Location couldn't be more convenient, with Cornerstone Circle Northeast Garden just a short stroll away, offering green space for outdoor activities. Daily necessities are easily accessible with Chalo! FreshCo Cornerstone nearby for grocery shopping.

This property combines practical living with modern amenities in a family-friendly neighborhood. The thoughtful layout maximizes space while maintaining comfort throughout. Whether you're entertaining

guests, working from the den, or enjoying quiet moments on the deck, this home adapts to your lifestyle seamlessly. The combination of main floor convenience, upstairs privacy, and basement flexibility creates endless possibilities for modern family living.