



**GRASSROOTS**  
REALTY GROUP

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**25 Cornerstone Manor NE**  
**Calgary, Alberta**

**MLS # A2272694**



**\$650,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to this Jayman-Built home with 4 BEDROOMS UP and an ATTACHED REAR DOUBLE GARAGE and a South backyard. At just over 2137 sq ft, this is a great home that can grow with your family. Some bonuses include upgraded kitchen and appliances with island and eating bar, main floor den, walk-in pantry and high ceilings. Upstairs you will find 4 bedrooms, with a massive primary bedroom and walk-in closet. The primary ensuite is a luxurious 5 piece with his/her vanities plus a shower and tub. You will also find the laundry room upstairs. The large (nearly 1000 sq ft) basement is where you can let the kids play or use it for storage. There is a hot water-on-demand. This home has been well-cared-for and has very good access to Stoney Trail and lots and lots of amenities in the area.