



**GRASSROOTS**  
REALTY GROUP

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**225 Cornerstone Manor NE**  
**Calgary, Alberta**

**MLS # A2278937**



**\$814,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Cornerstone   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,452 sq.ft.  | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Level, N |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Basement- Refrigerator, Electric Stove, Microwave Hood Fan, Stacked Washer/Dryer   |                   |     |

Exceptional location meets modern design in this fully finished, highly upgraded home just a 1-minute walk to Cornerstone Regional Park. Enjoy year-round recreation with a scenic pond and walking paths, basketball court, winter ice rink, picnic areas, and playground right at your doorstep. The main floor features an open-concept layout with 9' ceilings, a stunning 9' granite island, stainless steel appliances, gas stove, and ample cabinet space—perfect for both everyday living and entertaining. A large main-floor den offers flexibility and can easily be converted into a 6th bedroom or home office. Upstairs you'll find three spacious bedrooms, each with its own private ensuite, along with a bright bonus room featuring a vaulted ceiling, plus convenient upper-level laundry. The fully finished basement is ideal for extended family or rental potential, offering two additional bedrooms, a full kitchen, bathroom, separate laundry, and a private SEPARATE entrance. Additional highlights include: 220V wiring in the garage for electric vehicle charging. New shingles (2024). New concrete sidewalk to the separate entrance (2019). This thoughtfully designed home offers outstanding functionality, income potential, and an unbeatable park-side location—an excellent opportunity in the heart of Cornerstone.