



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**14 Cornerstone Parade NE**  
**Calgary, Alberta**

**MLS # A2281315**



**\$749,990**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 14 Cornerstone Parade NE, a brand-new 1,924 sq. ft. home located in the prime community of Cornerstone, backing directly onto green space with a future high school site—an exceptional setting for families and long-term value. This beautifully designed home features a modern open-concept main floor with a spacious living area, a double door entrance to main-floor office/or den, that flows seamlessly into a well-appointed kitchen and dining space, perfect for everyday living and entertaining. A functional foyer and convenient two-piece bathroom complete the main level. The upgrade list includes: fire place in living room, gas stove, chimney hood, cabinets to ceiling height, gas line garage, plumbing rough ins in garage, iron railing, big windows. Upstairs, the expansive primary bedroom offers a true private retreat with a walk-in closet and a luxurious five-piece ensuite. Two additional generously sized bedrooms, a family room, a full four-piece bathroom, and a dedicated laundry room provide outstanding comfort and functionality for the entire household. All toilet seats have been upgraded, lighting package has been upgraded, plus titles in the washrooms. The home also includes an under-construction 2-bedroom legal basement suite, with framing already completed. Once finished, the property will offer a total of 5 bedrooms and 3.5 bathrooms, including a legal kitchen, separate side entrance. Additional highlights include an attached double garage, ample storage space, and the peace of mind that comes with owning a brand-new home, eliminating concerns associated with older properties. All seasonal work will be completed by the builder. Ideally located just a few minutes' walk to Cornerstone Chalo Fresco Plaza, with bus service only 3&ndash;4 minutes away, and close to parks, schools, shopping, and major

amenities&mdash;this is a rare opportunity to own a versatile, income-generating home in one of Calgary&rsquo;s fastest-growing communities.