

225 Cornerstone Manor NE  
Calgary, Alberta

MLS # A2218502



\$830,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,452 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Natural Woodwork, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Basement - Refrigerator, Electric-Stove, Microwave-Hood-Fan, Stacked Washer/Dryer

No more waiting for a bathroom! Can you believe ALL 3 bedrooms upstairs have their own bathroom! Upstairs are 3 good sized bedrooms, bonus room with vaulted ceiling and a convenient laundry room. The main floor open concept has many updates/upgrades including gas stove, 9' ceilings, huge 9' granite island, built-in microwave, hardwood flooring, vented hood fan and stainless steel appliances. There is a large den which would also make the perfect office or with adjustments a 6th bedroom. The basement is fully developed with a SEPARATE entrance and 2 bedrooms, kitchen, full bathroom, living room as well as it's own washer/dryer. The garage is wired with 220V already to charge your electric vehicle. Perfect location just down the street from Cornerstone Regional Park which has a basketball court, playground, picnic tables, pond and walking paths. New shingles 2024. Furnace cleaned & serviced in 2023. New concrete sidewalk to separate entrance 2019.