



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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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.