

# \$844,900 - 225 Cornerstone Manor Ne, Calgary

MLS® #A2218502

**\$844,900**

5 Bedroom, 5.00 Bathroom, 2,452 sqft

Residential on 0.09 Acres

Cornerstone., Calgary, Alberta

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.

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218502  |
| Price      | \$844,900 |
| Bedrooms   | 5         |
| Bathrooms  | 5.00      |
| Full Baths | 4         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,452       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 225 Cornerstone Manor Ne |
| Subdivision | Cornerstone.             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 1H4                  |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | None                                       |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Natural Woodwork, Pantry, Separate Entrance, Storage, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas, Living Room, Decorative                                                            |
| Has Basement      | Yes                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | R-G           |
| HOA Fees       | 50            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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