



GRASSROOTS
REALTY GROUP

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206 Cornerstone Road NE
Calgary, Alberta

MLS # A2348075

\$569,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,633 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

BEST DEAL IN CORNERSTONE | 4 BEDS 3.5 BATH | FINISHED BASEMENT WITH SEPARATE ENTRY | DOUBLE GARGAE |
Best-Priced Home in Cornerstone! Welcome to 206 Cornerstone Road NE, an exceptional opportunity to own a beautifully upgraded Shane Homes Vilano model offering over 2,300 sq. ft. of developed living space, including 1,632 sq. ft. above grade. This meticulously maintained two-storey home features 4 bedrooms, 3.5 bathrooms, a professionally builder-finished basement, and a detached double garage—delivering outstanding value in one of Calgary's fastest-growing communities. Step inside to an inviting open-concept main floor featuring 9-foot ceilings, durable laminate flooring, and large windows that fill the home with natural light. The upgraded chef-inspired kitchen is designed to impress, complete with quartz countertops, an oversized island, elegant cabinetry, a spacious walk-in pantry, and stainless steel appliances, including a refrigerator with water and ice dispenser, chimney-style hood fan, dishwasher, and range. Upstairs, you'll find a thoughtfully designed layout featuring a spacious primary retreat with a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms, a versatile bonus room, a full 4-piece bathroom, and the convenience of upper-floor laundry make this level ideal for growing families. One of this home's standout features is the builder-finished basement, completed with all required permits. It offers a separate exterior entrance, a large recreation/family room, a wet bar, a spacious fourth bedroom with an oversized walk-in closet, and a full 4-piece bathroom. With its functional layout and private entrance, the basement offers excellent potential to be converted into a legal secondary suite (subject to City of Calgary approval and permitting), making it an attractive option for

future rental income or multigenerational living. Additional highlights include quartz countertops in every bathroom, a good-sized double detached garage, quality builder finishes throughout, and pride of ownership that is evident from the moment you arrive. Ideally situated in the highly desirable community of Cornerstone, you'll enjoy easy access to parks, playgrounds, schools, shopping, public transit, major roadways, and future community amenities, making this an excellent location for families and investors alike. Offering exceptional value as one of the best-priced homes in Cornerstone, this is an opportunity you don't want to miss. Book your private showing today and discover everything this outstanding home has to offer!