



GRASSROOTS
REALTY GROUP

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222 Cornerstone Road NE
Calgary, Alberta

MLS # A2351084



\$719,998

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to 222 Cornerstone Road NE, a beautifully upgraded former show home offering over 3,000 sq. ft. of finished developed living space, including the legal two-bedroom basement suite, with over 2,080 sq. ft. above grade. With six bedrooms in total, this home offers exceptional flexibility for family living. Situated on a spacious corner lot, it features a double-car garage and a fenced backyard, adding convenience and outdoor privacy. The thoughtfully designed main floor includes a generous bedroom and a separate full bathroom—ideal for guests, extended family, or a private home office—plus an additional powder room. At the heart of the home, the open-concept kitchen showcases quartz countertops, a large island, a pantry, stainless steel appliances, and a gas range. The adjoining dining and living areas create an inviting space for entertaining and everyday life, complemented by an electric fireplace and upgraded finishes. Upstairs, a bright bonus room offers space to relax, play, or enjoy family movie nights. The spacious, south-facing primary bedroom features a walk-in closet and a private four-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level. The fully finished basement features a legal two-bedroom secondary suite with a separate exterior entrance, its own kitchen, laundry, full bathroom, and a generous living area. Whether accommodating extended family or exploring rental income potential, this suite adds valuable versatility. Central air conditioning, a water softener, and wiring for sound further enhance the home's comfort and appeal. Outside, enjoy the fenced backyard and the added practicality of a double-car garage with back-lane access. Located in Calgary's growing Cornerstone community, this home offers convenient access to Stoney Trail, Deerfoot Trail, Country

Hills Boulevard, shopping, and CrossIron Mills. Former show-home style, a desirable corner setting, and a legal suite make this a standout opportunity.