



GRASSROOTS
REALTY GROUP

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237 Cornerstone Manor NE
Calgary, Alberta

MLS # A2351258



\$774,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Electric stove, Refrigerator, Hood fan.

TRADITIONAL LOT | BACK ALLEY ACCESS | 2-BEDROOM ILLEGAL SUITE | FULLY UPGRADED | CENTRAL AIR CONDITIONING | FULLY LANDSCAPED | PRIME LOCATION | CONCRETE WALKWAY | VAULTED CEILING | BUILT-IN SPEAKERS. Welcome to this beautifully upgraded 3400sq. ft. of living space, perfectly situated on a traditional lot with back alley access in one of Calgary's most desirable communities of CORNERSTONE. Ideally located just minutes from shopping, parks, walking paths, and major roadways, this exceptional property offers the perfect combination of luxury, comfort, and convenience. Step inside to discover a bright and functional main floor featuring a versatile flex room—ideal for a home office or formal sitting area. The open-concept design seamlessly connects the spacious living room, dining area, and gourmet kitchen, creating the perfect space for everyday living and entertaining. The living room is highlighted by a cozy gas fireplace, while the chef-inspired kitchen boasts granite countertops, a large centre island with built-in sink and storage, full-height cabinetry, a walk-in pantry, a built-in wine fridge with wine rack, and a gas stove for added cooking versatility. Built-in speakers and durable, stylish flooring further enhance the home's modern appeal. Upstairs, you'll find 4 spacious bedrooms, including a luxurious primary retreat featuring a large walk-in closet and a spa-inspired 5-piece ensuite complete with dual sinks, a makeup vanity, a soaker tub, and a separate glass shower. The impressive vaulted-ceiling bonus room provides the perfect space for family movie nights or relaxing after a long day. Three additional generously sized bedrooms, a full bathroom, and an upgraded laundry room with custom built-in shelving complete the upper level. The fully finished 2-bedroom illegal basement suite offers excellent

flexibility for extended family. With its separate entrance, full kitchen, spacious living area, luxury vinyl plank flooring, full bathroom, and private laundry, this space is both functional and inviting. Additional upgrades include, Central air conditioning, Built-in speaker system, Concrete walkway along the side and rear of the home, Fully landscaped front and backyard, Double attached garage with driveway parking. Conveniently located in the rapidly growing community of Cornerstone, you'll enjoy quick access to Stoney Trail and Deerfoot Trail, making commuting effortless. Calgary International Airport, CrossIron Mills, schools, shopping, parks, scenic ponds, and walking trails are all just minutes away. This meticulously maintained, move-in-ready home showcases quality upgrades throughout and offers incredible value with its fully finished illegal basement suite. Don't miss this outstanding opportunity—schedule your private showing today!