



THE
A-TEAM

**RE/MAX
FIRST**

225 CORNERSTONE Manor, Calgary T3N 1H4

MLS®#: **A2196497** Area: **Cornerstone** Listing Date: **03/11/25** List Price: **\$879,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,810 sqft**
 Lot Shape: **Large lot 34.04 x 10.39 meters**

Access:
 Lot Feat:
 Park Feat:

**Back Lane,Back Yard,Level,Rectangular Lot
 Additional Parking,Alley Access,Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Multiple Driveways,On Street**

DOM

3
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Refrigerator**
 Int Feat: **Granite Counters,Natural Woodwork,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	15`1" x 13`2"
Bedroom	Upper	19`11" x 8`10"
Bedroom	Basement	13`1" x 10`10"
4pc Bathroom	Upper	8`1" x 7`10"
2pc Bathroom	Main	5`3" x 4`11"
Living Room	Main	14`10" x 13`7"
Den	Main	13`8" x 10`9"

Room	Level	Dimensions
Bedroom	Upper	11`5" x 11`4"
Bedroom	Basement	12`11" x 10`6"
4pc Ensuite bath	Upper	8`2" x 4`11"
5pc Ensuite bath	Upper	11`5" x 10`4"
4pc Bathroom	Basement	13`1" x 5`0"
Game Room	Upper	15`11" x 13`3"
Laundry	Upper	13`2" x 7`3"

Kitchen	Main	14`5" x 11`5"	Dining Room	Main	11`5" x 10`2"
Living/Dining Room Combination	Basement	15`3" x 10`0"	Kitchen	Basement	9`11" x 9`9"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **1612130**

Zoning: **R-G**

Remarks

Pub Rmks: **Discover Your Dream Home at 225 Cornerstone Manor NE! Welcome to this stunning, upgraded home that combines modern elegance with practical luxury. With 5 spacious bedrooms and over 2,500 sq/ft of beautifully designed living space, this home is perfect for families looking for both comfort and style. Nestled on a generously sized lot, it offers plenty of room to grow and entertain. Main Floor Highlights: As you enter, you'll immediately feel the warmth of this home with a welcoming flex room, ideal for relaxation or a home office. The open-concept kitchen, dining area, and living room create a perfect space for family gatherings. A gorgeous fireplace adds a cozy touch to the living room, making it the perfect place to unwind. Natural hardwood floors bring a sense of warmth, while being low maintenance and easy to clean. The kitchen is a chef's dream, featuring a stunning granite island with built-in storage and cabinetry, plus a large pantry for all your essentials. The centralized sink in the island invites conversation, allowing you to interact with family and friends while preparing meals. Upper Floor: Head upstairs to find the perfect retreat. The 9-foot ceilings enhance the spacious feel of the upper floor, which includes a luxurious master suite complete with a walk-in closet and a spa-like ensuite bathroom featuring his-and-hers sinks, a powder station for quick touch up's, a large tub, and a stand-up shower. The second room offering a large specious room with an ensuite and a walk-in closet. The third bedroom are perfect for family or guests, and a spacious bonus room offers a fantastic area for entertainment and relaxation. Fully Developed Basement Suite: The basement is fully developed with a separate entrance, offering additional living space. This illegal basement suite includes 2 bedrooms, a full kitchen, LVP flooring for easy cleaning, a 3-piece bathroom with a bathtub, and in-suite laundry—ideal for guests, in-laws, or rental potential. Why You'll Love It: 5 bedrooms and 2,500 sq/ft of living space Open-concept design with a cozy living room fireplace Luxurious kitchen with granite island and ample storage Fully developed basement with separate entrance and complete living amenities Convenient location in a family-friendly neighborhood 5 minutes from all your shopping amenities 15 minutes from Cross Iron mills one of largest mall in Alberta 20 minutes from the city of Airdrie Close close School, shopping and local pond to go for walks and unwinds. 10 minus from the Calgary Airport and 5 minutes from Stoney Trail (ring-road) You can easily in any part of the city in 25 minutes with money trail This home is designed for modern living and is sure to impress. Don't miss the chance to make it yours—schedule a viewing today!**

Inclusions: **Basement appliances - Fridge, range**
 Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









