



GRASSROOTS
REALTY GROUP

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215 Corner Meadows Avenue NE
Calgary, Alberta

MLS # A2213309



\$680,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan		

Inclusions: NONE

Charming 4-Bedroom Home with Legal Basement Suite & Fully Upgraded & Move-In Ready! Welcome to this beautiful 2-storey semi-detached home that's full of charm and packed with upgrades! With 4 bedrooms, 3.5 bathrooms, and a legal basement suite, it's perfect for families or anyone looking for space, comfort, and style. Inside, you'll love the open and bright main floor with 9' ceilings, a cozy living room, and a modern kitchen featuring a big island, built-in oven & microwave, upgraded cabinets, spice kitchen, and a huge walk-in pantry. Plus, there's a handy 2-piece bath and a dining area perfect for family meals. Upstairs, there are 3 spacious bedrooms. The master suite is a dream with its walk-in closet and spa-like 5-piece ensuite. The other two bedrooms share a full bathroom, great for kids or guests! The legal basement suite has its own private entrance, 9' ceilings, a full bath, laundry, and tons of space & ideal for renting out or hosting extended family. Other features you'll love: double garage, sunny backyard with deck and fence, Strong LVP flooring and soft carpet throughout, Stylish tile in all bathrooms, Great curb appeal and a big open area in front. Location, location! Just minutes from Stoney Trail and Country Hills Blvd for easy commuting. Close to shopping, dining, parks, and schools. This home has it ALL & space, upgrades, and income potential. Don't wait & book your showing today before it's gone!