



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**188 Corner Meadows Way NE
Calgary, Alberta**

MLS # A2216045



\$564,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,580 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 Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 188 Corner Meadows Way NE – A Stunning 3-Bedroom Home in Desirable Cornerstone! This beautifully upgraded 2-storey home offers 1,579+ SqFt above grade, 3 bedrooms, 2.5 bathrooms, and a double detached garage with alley access. Located just steps from the future CBE school and Cornerstone Cricket Field, this property blends modern finishes with family-friendly functionality. Property comes with the Heat pumps act as an air conditioner when it's hot and a heater when it's cold. The main floor features a bright and open floor plan with high ceilings, pot lights, and large windows that fill the home with natural light. The spacious front living room flows into a central family room and dedicated dining area—perfect for entertaining. The gourmet kitchen is finished with quartz countertops, stainless steel appliances, gas stove, full-height cabinetry, herringbone tile backsplash, a central island, and a walk-in pantry. A rear mudroom with built-in storage and a 2pc powder room complete the main level. Upstairs, find 3 well-sized bedrooms, including a primary suite with a walk-in closet and 4pc ensuite featuring a walk-in shower. Bedrooms 2 and 3 also have walk-in closets and share a full 4pc bathroom with a tub/shower combo. The upper-level laundry room offers added convenience with shelving for storage. The unfinished basement includes rough-in plumbing and is ready for future development. Outside, enjoy the fully fenced, no-maintenance backyard with a concrete patio and access to the double garage. Street parking is available out front, and a charming front porch offers the perfect spot to relax. Key Features: ? 3 Bedrooms | 2.5 Bathrooms ? Quartz Counters & Gas Stove ? Walk-In Closets in All Bedrooms ? Upper-Level Laundry ? Rear Mudroom & Private Backyard ? Detached Double Garage | Alley Access ? Across

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