



GRASSROOTS
REALTY GROUP

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39 Corner Meadows Common NE Calgary, Alberta

MLS # A2221863



\$669,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	none		

Prime Location | South Backyard | Main Floor Bedroom And Full Bathroom | Wider Windows | Rear Double Car Garage Detached | Upper-Level Bonus Room | Separate Entry To Basement | Basement With Plumbing & Kitchen Rough-In. Welcome to your dream home in the vibrant community of Cornerstone, Calgary NE! This stunning 4-bedroom plus upper-level bonus room, 3-bathroom property offers an exceptional blend of modern living and convenience, perfect for families of all sizes. As you step inside, you're greeted by a spacious open layout with abundant natural light through wider (upgraded) windows, a 9 ft high ceiling on the main level and enhanced by larger upgraded windows. The main level features a well-appointed bedroom and a full bathroom, ideal for guests or multi-generational living. The heart of the home is the upgraded kitchen with granite countertops, and high-end upgraded appliances, including a smart fridge with a screen, a new gas stove, and an easy-access pantry. A unique upper-level bonus room provides additional space for relaxation or entertainment. The basement, with its side entry door, includes rough-ins for a bathroom and kitchen, making it ready for future development or a potential income suite. A secondary suite would be subject to approval and permitting by the city/municipality. Step outside to enjoy the south-facing backyard, designed for both privacy and leisure with a deck, railing, washed stone landscaping, and a fenced perimeter. The paved back alley leads to a double car garage, featuring an upgraded 8 ft garage door, extra electrical outlets, and ample street parking for visitors. Situated close to all essential amenities, including Tim Hortons, TD Bank, BMO, Chalo Freshco, Shoppers Drug Mart, Dollarama, Tim Hortons, Willowbrae Child Care, Anytime Fitness, and major grocery stores and

restaurants. Easy access to Stony Trail, Easy access to Stony Trail, recently approved school site, public transportation, school transportation routes, this home offers both convenience and a strong sense of community. Don't miss the chance to make this exceptional property your own!