



GRASSROOTS
REALTY GROUP

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121 Corner Meadows Gate NE
Calgary, Alberta

MLS # A2224457



\$634,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,598 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Paved, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vinyl Windows		

Inclusions: NONE

Welcome to this Beautiful and Charming 2-Storey Semi-Detached Home – A Complete Package! This spacious 4-bedroom, 3.5-bath home is perfect for families looking for both style and functionality. Featuring a fully developed basement with an illegal suite, a double garage, a deck, and a fenced yard, this property has everything you need and more. On the main floor, you'll find 9’ ceilings and an open-concept layout that combines the living room and kitchen, creating an inviting and bright space for family gatherings. The kitchen is equipped with double islands, offering plenty of counter space, and is complemented by a large walk-in pantry. A 2-piece bath and dining room complete this level. Durable LVP flooring runs throughout the home, except for the stairs, with 12x24 tiles featured in the bathrooms. Upstairs, you'll find 3 spacious bedrooms, including a master suite with a walk-in closet and a luxurious 5-piece ensuite bath. The second and third bedrooms share a well-appointed Jack and Jill bathroom. The fully developed basement is accessible through a separate side entry and features a self-contained illegal suite with 9’ ceilings, a full bath, and its own laundry room, offering excellent rental potential. Outside, the west-facing backyard is sunny and private, with a deck and fenced yard – ideal for outdoor relaxation. The double garage provides ample space for parking and storage. Prime Location – Enjoy quick access to Country Hills Blvd and Stoney Trail, making commuting a breeze. You’re also just a short drive away from shopping plazas, restaurants, and all the amenities you need. Don’t miss out on this fantastic home! Call today to schedule a viewing before it’s gone!