



GRASSROOTS
REALTY GROUP

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

MLS # A2230368



\$714,909

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Smart Home		

Inclusions: Garage opener

Welcome to this stunning and extensively upgraded detached home located in the highly sought-after and vibrant community of Cornerstone NE, where connectivity, convenience, and modern living come together. Built by Jayman, named Builder of the Year 25 times, this beautifully designed home offers over 1900 sq ft of thoughtfully laid-out living space with a front-attached double garage. As you enter this north-facing home, you're greeted by a spacious foyer that flows seamlessly into the main living area. The heart of the home is the gourmet kitchen, equipped with upgraded granite countertops, soft-close drawers, a large walk-in pantry, a sleek chimney-style range hood, a gas stove, and an upgraded Samsung Smart Hub fridge with entertainment screen and water/ice dispenser. The modern sink faucet and functional layout make this kitchen a true delight for home chefs. The adjacent south-facing dining area fills with natural light and provides direct access to the backyard, complete with a built-in BBQ gas line—ideal for outdoor gatherings. The spacious living room is perfect for relaxation and features a stylish electric fireplace that adds both warmth and ambiance. The main floor is completed with elegant LVP flooring, a two-piece powder room, and access to the attached garage. A wide staircase with upgraded spindles and plush carpeting leads to the upper level, where you'll find a large bonus room at the front of the house, perfect for family movie nights or a home office setup. The primary bedroom is spacious and bright, with a luxurious five-piece ensuite that includes double vanities, a deep soaker tub, a standing shower, and a generous walk-in closet. Two additional well-sized bedrooms and a full four-piece bathroom complete the upper level, along with the convenience of an upper-floor laundry room. This level also features

upgraded carpeting and 12-inch flush-mount LED lights in the living room, bonus room, and primary bedroom, creating a warm and well-lit atmosphere throughout. This smart home is equipped with top-tier features such as front and back Ring cameras, Alexa connectivity, an Ecobee smart thermostat, a central vacuum system, and central air conditioning, providing modern convenience and energy efficiency year-round. The Home is also fitted with 6 solar panels, offering long-term energy savings and a step toward sustainable living. South facing backyard offers privacy with no neighbors behind, making it a peaceful outdoor retreat. The unfinished basement comes with a separate side entrance and a bathroom rough-in, giving you the flexibility to develop a future recreation space or a City-approved legal rental suite to help with your mortgage. Located just steps from beautiful green spaces, ponds, and walking/biking trails, and offering convenient school bus service, this property is a rare find at this price point in a growing, family-friendly neighborhood. Don't miss your chance to own this turn-key, smart, and stylish home in the heart of Cornerstone