



**GRASSROOTS**  
REALTY GROUP

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**461 CORNER MEADOWS Way NE**  
**Calgary, Alberta**

**MLS # A2232243**



**\$869,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,619 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

**Inclusions:** ALEXA SMART UNIT WITH CAMERA, POWER BLINDS ON MAIN FLOOR, FRONT LOCK IS EQUIPPED WITH WI-FI CONNECT.

Welcome to this beautifully designed 2,619 sq.ft. home located in the vibrant community of Cornerstone. Built in 2022, this nearly new property offers modern comfort and style throughout. The upper level features 3 spacious bedrooms, including a stunning primary suite with dual walk-in closets and a luxurious ensuite bathroom with his-and-her sinks. The main level boasts a bright and open layout, ideal for both everyday living and entertaining. Additional highlights include an attached garage for convenience. A perfect opportunity to own a spacious, well-appointed home in a growing neighborhood!