



GRASSROOTS
REALTY GROUP

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

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

MLS # A2237035



\$779,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage		
Inclusions:	Blinds		

Welcome to this fully upgraded double front garage detached home located in the vibrant and highly sought-after community of Cornerstone. Built in 2023, this spacious and modern residence offers a seamless blend of luxury, functionality, and income potential. Step inside through the tiled foyer and discover a thoughtfully designed main floor den with an attached full bathroom, perfect for guests or multigenerational living. The chef-inspired kitchen features ceiling-height high-gloss cabinets, quartz countertops throughout, a built-in microwave, gas range, and elegant vinyl flooring. The cozy living area is anchored by a beautiful tile-surround fireplace, while a stylish spindled railing staircase leads you upstairs. The upper floor boasts a large bonus room, two spacious bedrooms, each with walk-in closets, a contemporary shared bathroom, and a tiled laundry room for convenience. The luxurious primary suite includes dual closets (walk-in + secondary), and a 5-piece ensuite bathroom complete with a standing shower, jacuzzi tub, and full tile finishes. The legal 2-bedroom basement suite offers a fantastic mortgage helper or in-law option, complete with a separate entrance, full kitchen, bathroom, in-suite laundry, and high-end finishes. Enjoy the outdoors with a fully landscaped backyard, stone patio, green space, and low-maintenance grass — perfect for summer gatherings. Walking distance to Cornerstone shopping plaza, schools, parks, and future transit options.