



GRASSROOTS
REALTY GROUP

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

MLS # A2238038



\$759,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: NONE

Welcome to your next move-in-ready home located in the thriving and family-friendly community of Cornerstone in NE Calgary! This impeccably maintained and thoughtfully upgraded 2-storey home combines elegant interior finishes, functional design, and built-in revenue potential—making it the ideal opportunity for families, investors, or first-time buyers seeking both lifestyle and long-term value.

The main living room features oversized windows that flood the space with natural light, paired with modern luxury vinyl plank flooring throughout. The spacious dining area flows naturally into the chef-inspired kitchen, which boasts quartz countertops, stainless steel appliances, a central island with bar seating, tile backsplash, and ample cabinetry—perfect for hosting, meal prep, or day-to-day family functionality. A convenient 2-piece powder room, mudroom, and direct garage access complete the main floor, enhancing ease of use during Calgary's dynamic seasons.

Upstairs, you'll find a versatile bonus area/loft that can be transformed into a media room, reading nook, or kids' play zone. The primary retreat is a true sanctuary featuring a generous layout, walk-in closet, and a luxurious 5-piece ensuite bathroom complete with quartz vanity and walk-in glass shower. Two additional spacious bedrooms offer plenty of room for growing families or guests and are serviced by a full 4-piece shared bathroom. The upper floor also includes a convenient laundry area, so you'll never need to carry laundry up and down stairs.

The fully developed illegal basement suite is a rare and valuable asset, ideal for multi-generational living with its own private side entrance. Call your

favourite Realtor to book a Showing.