



GRASSROOTS
REALTY GROUP

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601 Corner Meadows Way NE
Calgary, Alberta

MLS # A2251237



\$799,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,033 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SAT SEPT 13 & SUN SEPT 14th 1 to 4PM. Welcome to this thoughtfully upgraded Home Built by Jayman From energy-efficient features that save YOU money, to smart home technology ... solar panels saving you up to 50% on YOUR electricity bills | 5 BED & 3.5 FULL BATH | OVER 2650 SQFT of living space | DOUBLE CAR GARAGE | Main floor consists half bathroom, Living room, beautifully upgraded kitchen with all stainless steel appliances that are still under 5 year warranty, including Built in Wall Microwave, good sized pantry, Extra large Quartz kitchen Island, large enough nook to place 8+ dinning chairs & table. Upstairs, huge Family/bonus room is where casual movie nights can take place. The master bedroom is a quiet oasis of calm with 5 piece ensuite and big walk-in closet. Another 4 piece full bathroom and 2 additional good sized bedrooms. Step outside to a private deck with BBQ gas line, extended driveway, and landscaped backyard—ready for entertaining. The 2 bedrooms LEGAL basement suite, an ideal mortgage helper. With centralized A/C, a two-car garage, and custom upgrades throughout, this home combines function, comfort, and value in every detail. This home really is a must see! Book your viewing today! Close to all the major routes, Shopping, Parks, Schools and the Stoney trail & much more..