



GRASSROOTS
REALTY GROUP

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

MLS # A2252621



\$679,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 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:	Back Yard, Garden, Landscaped, 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:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	Garage Door Opener, Window Coverings		

BEST PRICED FRONT GARAGE DETACHED PROPERTY IN CORNERSTONE! 1916 Sq. Ft. | 3 Beds | 2.5 Baths | Extra Deep Backyard Lot | SOLAR PANELS | Central AC | TANKLESS WATER HEATER | CENTRAL VACCUM | Gas Stove | Spacious Bedrooms | Bright Bonus Room | Built-in Appliances | Basement Separate Entrance | Double Attached Garage | SUNNY SOUTH BACKYARD and much more. Welcome to your dream home in Calgary's thriving Cornerstone community, where modern living meets thoughtful design. This stunning three-bedroom, two-and-a-half-bathroom house spans over 1,916 square feet and sits perfectly on a north-facing lot with a gloriously sunny south backyard—because who doesn't want their morning coffee in natural light? The heart of this home is the UPGRADED KITCHEN, FEATURING GRANITE COUNTERTOPS, CHIMNEY HOOD FAN, GAS RANGE, soft-close drawers, and a SAMSUNG SMART HUB FRIDGE that's practically smarter than most teenagers. The walk-in pantry ensures you'll never run out of snack storage, while the gas barbecue line in the backyard makes outdoor entertaining effortless. Upstairs, the spacious primary bedroom includes a LUXURIOUS FIVE-PIECE ENSUITE WITH DUAL SINKS AND A SOAKER TUB perfect for washing away the day's stress. Two additional bedrooms and a convenient upper-level laundry room complete the second floor, while a versatile bonus room offers endless possibilities for family fun or productivity. This smart home truly lives up to its name with SIX SOLAR PANELS, CENTRAL AIR CONDITIONING, RING SECURITY CAMERAS, AND ALEXA CONNECTIVITY THROUGHOUT. The unfinished basement presents exciting potential for customization, whether you envision a recreation space or explore legal suite possibilities. The location delivers

exceptional convenience with nearby parks, walking paths, and transit options. Plus, the private backyard faces south with no homes directly behind, creating your own peaceful retreat. Between the double garage, energy-efficient features, and prime neighborhood location, this property offers both immediate comfort and long-term value in one impressive package. Walking distance to pond, playground, Chalo FreshCo plaza and future Gurudwara site, this home is here to hold its long-term potential. Don't miss this opportunity, check 3D tour and book your showing today. Check upcoming open house date and time in the listing.