



GRASSROOTS
REALTY GROUP

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110 Corner Meadows Grove NE
Calgary, Alberta

MLS # A2255142



\$765,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement appliances- Electric Range, Range hood, Refrigerator, washer/dryer

Welcome to this beautifully upgraded home, offering 2,034 sq. ft. of sophisticated living space, complete with a double front garage and legal Basement suite. This 4-bedroom, 4-bathroom residence perfectly blends modern design, luxury, and practicality. The main floor features a well-appointed bedroom and full bathroom, ideal for guests or multi-generational living. The chef-inspired kitchen is a highlight, equipped with top-tier stainless steel appliances, a spacious island, and a generous walk-in pantry. The open-concept living, dining, and kitchen areas are bathed in natural light, thanks to large windows and glass doors that create a bright, airy atmosphere. Upstairs, the primary suite is a true retreat, offering a luxurious 5-piece ensuite and a spacious walk-in closet. One of the additional bedrooms also includes its own private 3-piece ensuite, providing added privacy and comfort. The third spacious bedroom shares a common full bathroom, making it ideal for family or guests. A versatile bonus room adds extra space for relaxation or entertainment, and the convenience of an upstairs laundry area completes this floor. The fully finished, legal basement features a separate entrance, 9-foot ceilings, and 2 additional bedrooms, along with a full bathroom. This basement suite is perfect for generating rental income, housing extended family, or providing a space for guests. This home is ideally located close to bus routes, shopping centers, restaurants, grocery stores, medical clinics, schools, parks, and playgrounds. Plus, it offers easy access to Stoney Trail for quick commuting. With its combination of luxury, practicality, and a prime location, this home is an opportunity you won't want to miss. Schedule your viewing today and discover all this stunning property has to offer!

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