



GRASSROOTS
REALTY GROUP

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313 Corner Meadows Way NE
Calgary, Alberta

MLS # A2255349



\$828,888

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: None

Experience the perfect blend of luxury, comfort, and investment potential in this impeccably upgraded 4+1 bedroom, 3.5 bath residence with a fully legal basement suite, ideally located in Calgary's vibrant Cornerstone community. The main level boasts a sunlit open-concept design anchored by a gourmet chef's kitchen with gas cooktop, built-in appliances, quartz countertops, and an expansive island, seamlessly connecting to the dining area and the inviting open-to-above living room that fills the space with natural light. Step outside to the deck, complete with a convenient BBQ gas line — perfect for outdoor entertaining. This energy-efficient home is also equipped with solar panels, offering long-term savings and sustainability. Upstairs, the serene primary retreat offers a spa-inspired 5-piece ensuite and walk-in closet, complemented by two additional bedrooms, a spacious bonus room, and convenient upper laundry. The legal basement suite, with private side entrance, full kitchen, generous living space, bedroom, and bath, is perfect for rental income or multi-generational living. Beyond the home, Cornerstone offers an exceptional lifestyle with scenic parks, playgrounds, walking and biking trails, nearby schools, shopping centres, dining options, and quick access to Stoney Trail and Calgary International Airport — making this property a rare opportunity to enjoy modern elegance in a connected, family-friendly neighborhood. Please call your favorite realtor today to book your showing.