



GRASSROOTS
REALTY GROUP

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134 Corner Meadows Common NE
Calgary, Alberta

MLS # A2262142



\$1,289,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,376 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Ma		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Luxury Redefined in Cornerstone! This stunning custom-built Shane Homes masterpiece sets a new standard for modern elegance and comfort. Spanning over 3,376 sq.ft. of living space on a premium corner lot, this residence combines sophisticated design, high-end finishes, and thoughtful upgrades throughout. The main level impresses with 10-ft ceilings, a chef's kitchen featuring custom cabinetry, quartz countertops, high-end appliances, a huge spice kitchen and a sleek entertainer's bar with built-in fridge. A modern huge family room, stylish powder room, dedicated office with custom built-in, and an inviting living room with a designer feature wall add to the home's functionality and charm. Upstairs, find four spacious bedrooms, three full bathrooms, and a spectacular bonus room with vaulted ceilings and a custom media wall—perfect for family living and entertaining. The primary suite is a true retreat with a spa-inspired ensuite, complete with a jacuzzi tub, and a walk-in closet designed for luxury. The fully developed basement offers exceptional value with a 2-bedroom suite, private entrance, 9-ft ceilings, and oversized windows that bring in natural light—an ideal income-generating opportunity. Step outside to a professionally landscaped backyard featuring a large deck and a private gazebo retreat, designed for summer relaxation and gatherings. Premium upgrades include: • Central A/C • 8-ft solid wood doors • Engineered hardwood & commercial-grade carpeting • Custom lighting fixtures • Built-in speaker system with amplifier • Heated garage • Gemstone exterior lighting • Professional landscaping with fencing. Located close to future schools, shopping, parks, and major highways, this residence perfectly blends luxury, comfort, and convenience. Don't miss this

rare opportunity to own a home crafted for elegance, lifestyle, and family gatherings!