



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

461 Corner Meadows Way NE
Calgary, Alberta

MLS # A2285731



\$779,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,621 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	Alexa Smart Unit with Camera, Power Blinds on Main Floor, Front Lock is Equipped with Wi-Fi Connect		

Welcome to 461 Corner Meadows Way NE — a beautifully maintained home in the vibrant and family-friendly community of Cornerstone. This thoughtfully designed property offers 3 spacious bedrooms, 2.5 bathrooms, and a functional open-concept layout perfect for modern living. The main floor features generous living and dining spaces filled with natural light, ideal for both everyday comfort and entertaining. What truly sets this home apart is its energy-efficient and upgraded mechanical features, including 6 solar panels, triple-pane windows, two furnaces for enhanced climate control, and a wireless hot water tank — providing year-round efficiency, comfort, and long-term savings. Upstairs, you'll find 3 well-sized bedrooms including a comfortable primary retreat with ensuite bath, along with additional space for family or a home office setup. Located in the thriving community of Cornerstone, residents enjoy access to scenic ponds, walking paths, playgrounds, future schools, and convenient connectivity to Stoney Trail, Calgary International Airport, shopping, and everyday amenities. This is a growing, amenity-rich neighbourhood ideal for families and investors alike. A perfect blend of efficiency, comfort, and community — this is one you don't want to miss.