



**121 Corner Meadows Gate NE  
Calgary, Alberta**

**MLS # A2288017**



**\$669,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

Welcome to this beautiful and charming two-storey semi-detached home &mdash; truly a complete package! Offering 4 bedrooms and 3.5 bathrooms, this spacious property perfectly blends style and functionality for modern family living. It features a fully developed basement , a double garage, a deck, and a fully fenced yard &mdash; everything you need and more. The main floor boasts impressive 9-foot ceilings and a bright open-concept layout that seamlessly connects the living room and kitchen, creating an inviting space ideal for family gatherings and entertaining. The kitchen is thoughtfully designed with dual islands providing abundant counter space, complemented by a large walk-in pantry. A convenient 2-piece bathroom and a dedicated dining area complete this level. Durable luxury vinyl plank (LVP) flooring runs throughout the home, with the exception of the stairs, while the bathrooms showcase elegant 12x24 tile. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a luxurious 5-piece ensuite. The second and third bedrooms are connected by a well-appointed Jack-and-Jill bathroom, perfect for family living. The fully developed basement offers 9-foot ceilings, a full bathroom, and its own private laundry. Step outside to enjoy the sunny west-facing backyard, complete with a deck and fully fenced yard &mdash; perfect for relaxing or entertaining outdoors. The double garage provides ample parking and additional storage.