



**521 Corner Meadows Way NE  
Calgary, Alberta**

**MLS # A2288308**



**\$699,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** None

Welcome to your next move-in-ready home located in the thriving and family-friendly community of Cornerstone in NE Calgary! This impeccably maintained and thoughtfully upgraded 2-storey home combines elegant interior finishes, functional design, and built-in revenue potential—making it the ideal opportunity for families, investors, or first-time buyers seeking both lifestyle and long-term value. The main living room features oversized windows that flood the space with natural light, paired with modern luxury vinyl plank flooring throughout. The spacious dining area flows naturally into the chef-inspired kitchen, which boasts quartz countertops, stainless steel appliances, a central island with bar seating, tile backsplash, and ample cabinetry—perfect for hosting, meal prep, or day-to-day family functionality. A convenient 2-piece powder room, mudroom, and direct garage access complete the main floor, enhancing ease of use during Calgary’s dynamic seasons. Upstairs, you’ll find a versatile bonus area/loft that can be transformed into a media room, reading nook, or kids’ play zone. The primary retreat is a true sanctuary featuring a generous layout, walk-in closet, and a luxurious 5-piece ensuite bathroom complete with quartz vanity and walk-in glass shower. Two additional spacious bedrooms offer plenty of room for growing families or guests and are serviced by a full 4-piece shared bathroom. The upper floor also includes a convenient laundry area, so you’ll never need to carry laundry up and down stairs. The fully developed illegal basement suite is a rare and valuable asset, ideal for multi-generational living with its own private side entrance. Call your favourite Realtor to book a Showing.