



**47 Corner Meadows Row NE  
Calgary, Alberta**

**MLS # A2290977**



**\$899,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,597 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** Dishwasher, Hood Fan and Electric Cooktop in basement

Two-story house BACKS ONTO A POND AND WALKWAYS. WALK OUT BASEMENT. SIX bedrooms. THREE kitchens. NEW SHINGLES AND SIDINGS! On the main floor, you’ll find a spacious living room complete with an electric fireplace. The living and dining areas offer tranquil views of the pond and green space at the rear. The open kitchen is equipped with a large breakfast countertop, an electric cooktop, a built-in oven and microwave, as well as cabinets that extend to the ceiling. This level also has a half bath, an office and a NICE ADDITIONAL SPICE kitchen. On the upper floor, the master bedroom boasts a five-piece ensuite bathroom, along with three additional bedrooms and another full bath. A study area with a long table is conveniently located between two of the bedrooms. Laundry facilities are also on this level. For family gatherings, there is a generously sized bonus room that with built-in shelves for entertainment equipment. The walk-out basement has an ENCLOSED SUITE (illegal) which includes two bedrooms, a full bath, a BRAND NEW KITCHEN, a spacious family room and a SEPARATE LAUNDRY area. &#8201; CEILINGS on main floor and basement. Outside, there is a patio located underneath the deck, and concrete steps on both sides of the house. The pond at the rear offers walking paths where you can enjoy peaceful strolls. This home is also equipped with CENTRAL AIR, KINETICO water softener & water filters. Easy access to Stony Trail and Deerfoot Trail, being just eight minutes from the airport. Spacious, well designed with nature behind, this property offers a convenient and relaxing home for the next owners! NOTES: Roof shingles and sidings were new (Nov 2024).