



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

**MLS # A2299845**



**\$829,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,357 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** All Basement suite appliances

Welcome to this beautifully maintained home in the heart of Cornerstone, featuring a legal basement suite. Offering a total of 5 bedrooms, 4 bathrooms, and a double attached garage, this home is thoughtfully designed with modern finishes and functional living spaces. The main floor features a bright and spacious living and dining area filled with natural light, complemented by a modern kitchen with stylish appliances, a large central island, and ample cabinetry. A main floor bedroom and full 4-piece bathroom provide excellent flexibility for multi-generational living. This level is completed with a pantry and mudroom. Upstairs, the primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite. Two additional generously sized bedrooms, a 4-piece main bathroom, a versatile family room, and a conveniently located laundry room complete the upper level. The legal basement suite includes a separate entrance and features 1 bedroom, a dedicated office space, a 4-piece bathroom, a spacious living area, and a full kitchen with stainless steel appliances, pantry, additional storage, and its own laundry. This home includes energy-efficient & smart features such as triple-pane windows, a UV-C air purification system, solar panels, a Navien tankless water heater, water softener, water purifier. Also, the house comes with an air-conditioner. The backyard is fully fenced and landscaped, complete with a deck for outdoor enjoyment. Conveniently located near shopping, restaurants, schools, parks, and the airport, with easy access to Country Hills Boulevard, Airport Trail, and Stoney Trail. Hurry up & book your showing today.