



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

**MLS # A2107153**



**\$950,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped, Street Light		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)		

**Inclusions:** none

Stunning Double Garage Home with Legal Suite! Discover this beautifully designed FORMER SHOWHOME - 4 bedroom, 4 bathroom family home featuring a double garage and a fully equipped legal suite. This property offers the perfect combination of modern living and investment potential, making it ideal for families, investors, or multi-generational living. SMART HOME with 2 Furnaces and Central A/C., WATER SPRINKLER SYSTEM, HUNTER DOUGLAS BLINDS. Main Floor: Step into a world of comfort and style. The main floor boasts an open-concept living and dining area, flooded with natural light, creating a welcoming atmosphere for entertaining guests. ENGINEERED HARDWOOD flooring, METAL SPINDLES Railing, ACCENT WALLS are great features. The gourmet kitchen, equipped with stainless steel appliances, granite countertops, and a spacious island, is a chef's dream. A dedicated office space provides a quiet area for work or study, which can be converted to main floor bedroom, with closet and 4 piece bathroom. There's enough storage space in the well-organized pantry. Second Floor: The upper level offers a peaceful retreat. The generously sized Master suite features a walk-in closet and a luxurious ensuite, with DOUBLE VANITY, SHOWER and SOAKER TUB, separate TOILET SEAT room. Two additional well sized bedrooms with ample closet space share a well-appointed bathroom, with TILES up to CEILING. A convenient laundry room adds to the practicality of this level. Basement/Legal Suite: This versatile lower level offers endless possibilities. A fully equipped kitchen, well sized living room, and a cozy bedroom with an ensuite bathroom make it an ideal space for a legal suite, generating potential rental income. Alternatively, it can serve as a fantastic in-law suite or a private retreat for family members. Key

Features: Double Garage: Spacious double-car garage with ample storage space and direct access to the home. Outdoor Space: Enjoy the outdoors on the landscaped backyard patio. Energy Efficiency: Built with energy-saving features for comfort and cost-efficiency. Location: Situated in a friendly neighborhood, this home offers easy access to Banks, Medical office, Dental office, Restaurants, Schools, Parks, Shopping centers, and Public transportation. Don't miss out on this incredible opportunity! Schedule a showing today to explore all that this home has to offer!