



**300 Corner Meadows Manor NE
Calgary, Alberta**

MLS # A2123873



\$989,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,708 sq.ft.	Age:	2018 (6 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

This elegant home built by Truman on a walkout lot that is backing on to pond (wet land) and a walking path, features more than 2700 Sq. ft. of living space throughout the main and upper level + it has additional more than 1000 Sq. ft. of finished walkout basement, total of 6 bedrooms, 5 full washrooms and double attached garage. The main floor is designed with an open concept which brings in a lot of natural light. This house has LOTS of upgrades- 9 ft. ceiling on all levels, 8 feet doors and triple pane windows. Main floor has 2 huge living areas, full washroom, main kitchen, dining area and a good size spice kitchen with gas range and big pantry. Main floor also includes Engineered Hardwood floors, Quartz counter tops and Stainless-Steel Appliances. Upper level has 4 bedrooms, huge family room, laundry room and 3 full washrooms. Fully finished 2-bedroom basement with separate entry. Basement already rented out (\$1500.00+ 40% utilities). Concrete work done ,fully landscaped and fenced. Easy access to Stony trail, Country hills and Airport trail. Very close to bus stop and walking distance to 2 future schools.