



**9 Corner Meadows Grove NE
Calgary, Alberta**

MLS # A2141250



\$899,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2022 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Side, On Street, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Spice Kitchen: Gas Stove, Range Hood. Basement: Refrigerator, Electric Stove, Range Hood, Stacked Washer/Dryer

Corner Lot | Oversized Garage with Storage | Epoxy Garage Flooring | Extended Driveway | Main Level Bedroom | Main Level 3pc Bathroom | Gourmet Chef's Kitchen | Built-in Appliances | Electric Cooktop | Spice Kitchen | Gas Stove | Pantry | Upper Level Family Room | Upper Level Laundry Room | 2 Bedroom Basement Suite(Illegal) | Separate Entry | Open Floor Plan | High Ceilings | Pot Lighting | Fully Fenced Backyard | Near Park & Playground. Welcome to this stunning 2-storey family home boasting 2340 SqFt throughout the main & upper levels with an additional 953 SqFt in the lower basement suite(illegal). This home is full of beautiful finishes including wide plank flooring, full height cabinets, built-in appliances, chandeliers & large windows. Open the front door to a spacious foyer with closet storage & the interior garage door. The main level has an open floor plan full of natural lighting. The gourmet chef's kitchen is outfitted with stainless steel built-in appliances, an electric cooktop, quartz countertops, ample cabinet storage & a large centre island with barstool seating. Keep this kitchen sparkling & use the spice kitchen which has a gas stove, range hood, double basin sink, more cabinetry & an open shelf pantry. The dining & living areas are framed with large windows that overlook the backyard. The dining room is paired with sliding glass doors that lead to the large deck & backyard making indoor/outdoor living & dining easy! The living room is accented with an electric fireplace & TV ready wall. The main level has a bedroom & 3pc bathroom which makes this a great home for multi-generational living. This space could also be used as a home office if you lead a work-from-home lifestyle. Upstairs holds 4 bedrooms, 2 full bathrooms, a family room & a laundry room. The primary bedroom is expansive with a deep walk-in closet & private 5pc ensuite

bathroom. The ensuite has a double vanity, soaking tub, walk-in shower & private washing closet with a pocket door. Bedrooms 3, 4 & 5 are all a great size. These share the main 4pc bathroom with a tub/shower combo. The upper level family room is a great bonus as this space is the perfect area to relax in the evenings with the family. The laundry room completes this level; laundry is made easy as its located near all the bedrooms. Downstairs the 2 bedroom basement suite(illegal) has a separate entry & a great open floor plan. The stairs down lead to an open rec room with closet storage for easy organization & plenty of space for bench seating! Move further into the basement level & find the hall stacked laundry not to take up any living space. The rec room & kitchen are an open floor plan allowing for a flow in this space. The kitchen is finished with full height cabinets, stainless steel appliances, quartz countertops & trendy backsplash. The two bedrooms on this level are both a great size & these share the main 4pc bathroom. Hurry and book your showing at this beautiful home with an incredible location today!