



**31 Corner Meadows Villas NE
Calgary, Alberta**

MLS # A2147955



\$699,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: Electric stove, Refrigerator, Dishwasher, Range hood, Microwave, Washer, Dryer, Window coverings

Welcome to your ideal home in the lively Cornerstone community, where modern living meets convenience. The main floor offers all you need for comfortable living - a spacious bathroom, a cozy bedroom, a welcoming dining area, a well-equipped kitchen with a pantry, a relaxing living room, and a convenient mudroom. Upstairs, you'll find more comfort and style - another bathroom, two charming bedrooms, a primary bedroom with a walk-in closet and ensuite, and a handy laundry room. This home features a solar system, making it stylish and environmentally friendly, helping you reduce your carbon footprint and save on energy costs. The unfinished basement provides endless possibilities for future customization. Step outside to the backyard and deck, perfect for outdoor entertaining and relaxation, along with a Detached Double Garage with rear lane access for easy parking. Conveniently located near bus stops, shopping centers, medical facilities, parks, and upcoming community amenities, this home seamlessly combines luxury and convenience in a vibrant neighborhood. With quick access to Métis Trail, Stoney Trail, and Deerfoot Trail, navigating the city is effortless. This property is more than just a house; it's a place where modern living, convenience, and sustainability come together. Make this your haven in the Cornerstone community, where every detail is crafted to elevate your lifestyle. Don't miss out on the chance to call this exceptional residence your own!