



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

MLS # A2157791



\$819,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2021 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Refrigerator(basement), Hood fan (basement), Microwave(basement)

Welcome to your dream home! This beautifully designed home features a spacious front-attached garage that offers convenience and curb appeal. This great home is backing on to an open green field and minutes away from Stoney Trail and country hills Blvd. Step inside to a warm and inviting foyer that leads you into an open-concept layout, perfect for modern living. The heart of the home is the expansive living room, ideal for family gatherings or cozy evenings. Imagine stepping into your living room and being greeted by a breathtaking view of an open green field. The tranquil scene creates a seamless connection between indoor comfort and the beauty of the outdoors, making this living room the perfect spot to relax, unwind, and enjoy the peaceful surroundings. Whether you're sipping your morning coffee or entertaining guests, the serene green field provides a picturesque backdrop that enhances the overall ambiance of your home. The adjacent kitchen boasts modern stainless steel appliances like gas stove, chimney hood fan, built in microwave, quartz counters, the ample cabinetry, and a seamless flow into the dining area, creating a perfect space for entertaining guests or enjoying everyday meals. The stairs to upper level well decorated with full railings and a wide open window. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite that serves as your private retreat. Additionally, a versatile bonus room offers endless possibilities—whether you need a home office, playroom, or additional living space. Backyard comes with a brand new wooden deck with iron railings and fully graded yard ready for your landscaping dreams. This home is designed with both style and function in mind, making it perfect for growing families or anyone who values comfort and convenience. Brand New Legal Basement Suite

Downstairs, discover the perfect blend of comfort and convenience in this charming 2-bedroom legal basement suite. Whether you're looking for a rental income opportunity or an ideal space for extended family, this legal suite offers everything you need. Featuring a spacious living area, the legal suite is thoughtfully designed with an open layout that maximizes space and functionality. The modern kitchen is equipped with full-sized appliances, ample cabinetry, and a cozy dining area. Both bedrooms are generously sized, providing comfort and privacy, while large windows allow for plenty of natural light. Additional highlights include a full bathroom, in-suite laundry facilities, and a private entrance. Don't miss out on the opportunity to make this incredible property your own!