



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

**MLS # A2164917**



**\$879,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,751 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** All appliances listed in the appliance section and the shed and gazebo. There are 2 sets of stove, range hood, washer, dryer, and refrigerator

**\*\*OPEN HOUSE: NOVEMBER 23 2024 SATURDAY 1PM - 3PM\*\***A beautifully designed 6-bedroom, 3.5-bathroom home in the desirable community of Corner Meadows, built on a 42-ft wide lot. This residence offers an ideal combination of space, style, and functionality, perfect for large families or multi-generational living. (Note: If needed, there is the potential to add a main floor bedroom and full bathroom on the main floor.) As you step inside, you’ll be greeted by a bright and open main floor that seamlessly connects the living, dining, and kitchen areas. The modern kitchen is equipped with stainless steel appliances, a spacious pantry, and a sleek kitchen island, perfect for meal preparation and casual dining. The adjacent dining area is ideal for family meals and gatherings. Upstairs, you’ll find a comfortable family room that provides a great space for relaxation or entertainment, along with four generously sized bedrooms. The primary bedroom boasts a walk-in closet and a luxurious ensuite bathroom with dual vanity, offering a private retreat for relaxation. The additional bedrooms share a well-appointed full bathroom. The fully finished basement includes an illegal suite, featuring two additional bedrooms, a full bathroom, and a separate living area. This space offers endless possibilities, whether you’re looking to accommodate extended family or simply enjoy extra living space. Outside, the oversized driveway is a standout feature, accommodating up to three cars with ease. The property also provides ample space for outdoor activities and gardening, with a gas line connection to enjoy your very own summer barbecues! Situated in a family-friendly neighbourhood, this home is close to parks and shopping and offers easy access to major roadways. Don’t miss out on the opportunity to own this gem. Book your private showing today!