



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

MLS # A2176497



\$769,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

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

Inclusions: NONE

4 BEDROOMS + DEN | 3 FULL BATHROOMS | ILLEGAL BASEMENT SUITE | BACKING ONTO FIELDS/NO NEIGHBOURS BEHIND |
 Welcome to your Dream Home in the vibrant community of Cornerstone, Calgary. This exquisite abode offers an unparalleled blend of elegance and functionality. As the proud first owners, meticulous care and thoughtful upgrades have transformed this 3 bedroom residence into a haven of luxury. The main floor showcases sleek LVP flooring, stone countertops, and an open-concept layout. The breakfast bar with seating for two opens to a spacious dining area, perfect for entertaining and family gatherings, leading to a private deck. The bright living room, enhanced by natural light, creates a warm and inviting atmosphere. Upstairs, the home offers three generously sized bedrooms. The primary suite with a tray ceiling boasts a luxurious 5-piece bath, a spacious walk-in closet and a separate toilet room with light and fan. A bonus room provides an ideal space for a play area or movie nights. Completing the upper floor are a convenient laundry room and a 4-piece bath, ensuring all essentials are within easy reach. The fully finished illegal basement adds significant value with a bedroom and a den currently rented for \$1150 month plus 40% utilities, providing flexibility for additional income or extended family living. The backyard, featuring a deck and fence, opens to green space, ensuring privacy with no neighbors at the back. This home is perfect for growing families seeking space and comfort. A home like this won't last long! Call your favorite realtor today.