



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

MLS # A2177321



\$950,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped, Street Light		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)		

Inclusions: none

Stunning Jayman Former Show Home with Legal Suite! Discover this beautifully designed FORMER SHOWHOME - 4 bedroom, 4 bathroom family home featuring a double garage and a fully equipped legal suite. This property offers the perfect combination of modern living and investment potential, making it ideal for families, investors, or multi-generational living. SMART HOME with 2 Furnaces and Central A/C., WATER SPRINKLER SYSTEM, HUNTER DOUGLAS BLINDS. Main Floor: Step into a world of comfort and style. The main floor boasts an open-concept living and dining area, flooded with natural light, creating a welcoming atmosphere for entertaining guests. ENGINEERED HARDWOOD flooring, METAL SPINDLES Railing, ACCENT WALLS are great features. The gourmet kitchen, equipped with stainless steel appliances, granite countertops, and a spacious island, is a chef's dream. A dedicated office space provides a quiet area for work or study, which can be converted to main floor bedroom, with closet and 4 piece bathroom. There's enough storage space in the well-organized pantry. Second Floor: The upper level offers a peaceful retreat. The generously sized Master suite features a walk-in closet and a luxurious ensuite, with DOUBLE VANITY, SHOWER and SOAKER TUB, separate TOILET SEAT room. Two additional well sized bedrooms with ample closet space share a well-appointed bathroom, with TILES up to CEILING. A convenient laundry room adds to the practicality of this level. Basement/Legal Suite: This versatile lower level offers endless possibilities. A fully equipped kitchen, well sized living room, and a cozy bedroom with an ensuite bathroom make it an ideal space for a legal suite, generating potential rental income. Alternatively, it can serve as a fantastic in-law suite or a private retreat for family members. Key

Features: Double Garage: Spacious double-car garage with ample storage space and direct access to the home. Outdoor Space: Enjoy the outdoors on the landscaped backyard patio. Energy Efficiency: Built with energy-saving features for comfort and cost-efficiency. Location: Situated in a friendly neighborhood, this home offers easy access to Banks, Medical office, Dental office, Restaurants, Schools, Parks, Shopping centers, and Public transportation. Don't miss out on this incredible opportunity! Schedule a showing today to explore all that this home has to offer!