



GRASSROOTS
REALTY GROUP

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

MLS # A2198005



\$879,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,619 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows

Inclusions: ALEXA SMART UNIT with CAMERAS, POWER BLINDS ON MAIN FLOOR, FRONT DOOR LOCK IS EQUIPPED WITH WI-FI CONNECT

Stunning home with over 2600 sq. ft of upgraded living space. This meticulously design two story features a personalized layout making the most of every inch. Enjoy the convenience of a front double garage and a main floor with open concept living/dining area, plus a den. The chef's kitchen boasts a large quartz island, custom stained maple cabinetry, and a hidden walk thru pantry from the garage. Additional highlights include dimmer switches, pot lights, an Alexa smart home package with front and rear camera system and tankless water heater, with two central A/C units and 9' ceiling. The main floor also features an electric fire place, built in microwave, built in dishwasher, ice/water refrigerator and an electric glass top range. UPSTAIRS, you will find a spacious family room with a tray ceiling along with plenty of natural light. The large master suite offers a luxurious 5-piece ensuite with a dual walk-in closets, and two single vanities. Two more generous size bedrooms and an office /computer nook which provides ample space for your family. The upper floor also features a large main bath with double vanities and a convenient laundry. BASEMENT, the unfinished basement, accessible via side entrances ready for your personal touch. the fully landscaped front yard completes this beautiful home. This home as nearby all amenities including schools, shopping, parks and bus routes, this home truly has it all. This is a 10/10!. Don't miss out!