



GRASSROOTS
REALTY GROUP

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47 Corner Meadows Row NE
Calgary, Alberta

MLS # A2199149



\$959,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,596 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

This two-story house features a walk-out basement and backs onto a pond. Built by Shane Homes in the expanding and popular Calgary NE area. The house is owned by the original owners and includes a total of six bedrooms. On the main floor, you'll find a spacious living room complete with an electric fireplace. The living and dining areas offer tranquil views of the pond and green space at the rear. The open kitchen is equipped with a large breakfast countertop, an electric cooktop, a built-in oven and microwave, as well as cabinets that extend to the ceiling. An additional spice kitchen is a fantastic bonus feature. The main floor also includes an office and a half bath. Moving to the upper floor, the master bedroom boasts a five-piece ensuite bathroom, along with three additional bedrooms and another full bath. A study area with a long table is conveniently located between two of the bedrooms, and the laundry facilities are also on this level. For family gatherings, there is a generously sized bonus room that features built-in shelves for entertainment equipment. The fully developed walk-out basement includes two bedrooms, a full bath, and a spacious family room that has rough-in plumbing for a future sink, potential for another kitchen. Both levels of the house have nine-foot ceilings. Outside, there is a patio located underneath the deck, and concrete steps on both sides of the house. The pond at the rear offers walking paths where you can enjoy a safe and peaceful stroll. This home also comes with central air conditioning, and it has easy access to Stony Trail and Deerfoot Trail, being just eight minutes from the airport. It's a great house with plenty of potential! Make it your home!