

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

**MLS # A2176497**



**\$799,888**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.