

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

MLS # A2299845



\$829,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	All Basement suite appliances		

Welcome to this beautifully maintained home in the heart of Cornerstone, featuring a legal basement suite. Offering a total of 5 bedrooms, 4 bathrooms, and a double attached garage, this home is thoughtfully designed with modern finishes and functional living spaces. The main floor features a bright and spacious living and dining area filled with natural light, complemented by a modern kitchen with stylish appliances, a large central island, and ample cabinetry. A main floor bedroom and full 4-piece bathroom provide excellent flexibility for multi-generational living. This level is completed with a pantry and mudroom. Upstairs, the primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite. Two additional generously sized bedrooms, a 4-piece main bathroom, a versatile family room, and a conveniently located laundry room complete the upper level. The legal basement suite includes a separate entrance and features 1 bedroom, a dedicated office space, a 4-piece bathroom, a spacious living area, and a full kitchen with stainless steel appliances, pantry, additional storage, and its own laundry. This home includes energy-efficient & smart features such as triple-pane windows, a UV-C air purification system, solar panels, a Navien tankless water heater, water softener, water purifier. Also, the house comes with an air-conditioner. The backyard is fully fenced and landscaped, complete with a deck for outdoor enjoyment. Conveniently located near shopping, restaurants, schools, parks, and the airport, with easy access to Country Hills Boulevard, Airport Trail, and Stoney Trail. Hurry up & book your showing today.