

# \$1,045,000 - 871 Corner Meadows Way Ne, Calgary

MLS® #A2186757

**\$1,045,000**

8 Bedroom, 6.00 Bathroom, 2,849 sqft  
Residential on 0.09 Acres

Cornerstone., Calgary, Alberta

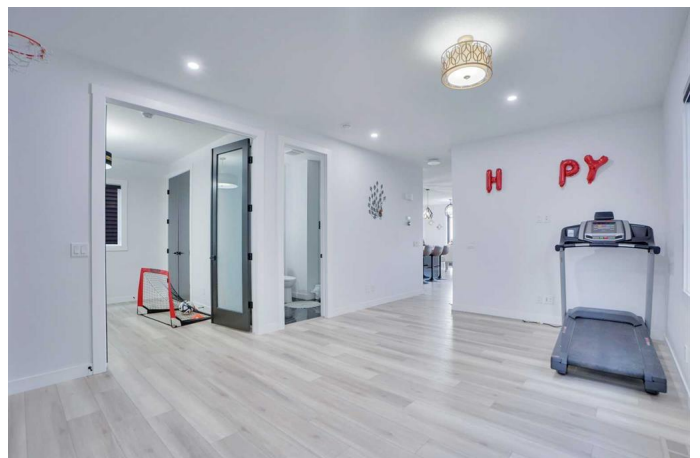
Welcome to this unique custom-built double garage home, completed in 2022. This impressive property features 8 bedrooms and 6 full bathrooms. As you enter, you will be greeted by an open-to-above foyer and 9-foot ceilings on the main floor, which boasts an open-concept living room.

On the main floor, you'll find a family room with a fireplace, a formal dining room, and a well-appointed kitchen featuring a breakfast nook and a spice kitchen. To enhance convenience for you or your parents, there is also a flex room and a full 4-piece bathroom on this level.

As you move upstairs, you'll discover a bonus room. The master bedroom offers a luxurious 5-piece ensuite bathroom that includes a corner jetted tub, a separate shower, and a walk-in closet. There's a second master bedroom with its own 3-piece ensuite and walk-in closet. Additionally, there are two more generously sized bedrooms, another 4-piece bathroom, and a laundry room with a single sink located on the upper floor.

The fully developed basement features separate entrances. One side contains an basement , which includes 2 bedrooms, a kitchen, a living room, and a 4-piece bathroom. The other side has a bachelor with a small kitchenette, a 4-piece bathroom, and a bedroom RENTED FOR \$1100.

The main floor is equipped with stainless steel appliances, quartz countertops in the kitchen, granite finishes in all upstairs bathrooms, pot



lights, and numerous additional upgrades. The backyard is fully fenced and the property is conveniently located close to parks, schools, LRT stations, public transportation, and other amenities.

Built in 2022

### Essential Information

MLS® #	A2186757
Price	\$1,045,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,849
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	871 Corner Meadows Way Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1A8

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Walk-In Closet(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Entrance
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	91
Zoning	R-G

### **Listing Details**

Listing Office	PREP Realty
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