

\$769,900 - 169 Corner Meadows Way Ne, Calgary

MLS® #A2199097

\$769,900

4 Bedroom, 4.00 Bathroom, 1,801 sqft
Residential on 0.08 Acres

Cornerstone., Calgary, Alberta

4 BEDROOMS + BONUS ROOM | 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.

Built in 2021

Essential Information

MLS® #	A2199097
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,801
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	169 Corner Meadows Way Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1B8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Range

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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