



**GRASSROOTS**  
REALTY GROUP

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168 Corner meadows Way NE  
Calgary, Alberta

MLS # A2302719



**\$561,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** None

Searching for a smart investment property or a home with built-in rental support? This is your chance to own a move-in-ready semi-detached home that offers excellent income potential while helping reduce your monthly carrying costs. Stylish, bright, and thoughtfully designed, the main level features a modern kitchen with quartz countertops, stainless-steel appliances, and a spacious island—ideal for everyday living and entertaining—along with an open-concept living and dining area, a convenient 2-piece bathroom, and a functional mudroom at the rear entrance. Upstairs, you’ll find three generously sized bedrooms, a dedicated laundry room, a full 4-piece bathroom, and a beautiful ensuite in the primary suite. The illegal basement suite includes a private separate entrance, one bedroom, a full bathroom, living area, and kitchen—perfect for additional rental income or extended family. Located in one of the most desirable communities in the cornerstone of Calgary NE, this home is just minutes from playgrounds, parks, shopping plazas, and offers quick access to Calgary International Airport. Complete with a spacious backyard and ready for new owners, this exceptional property is a must-see—schedule your private showing today before it’s gone.