



GRASSROOTS
REALTY GROUP

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**375 Corner Meadows Avenue NE
Calgary, Alberta**

MLS # A2312606



\$989,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This exceptional home offers 2,670 sq ft above grade plus a fully developed 1,090 sq ft walk-out basement, delivering over 3,760 sq ft of refined living space on a rare pond-backing, park-facing lot with no front or rear neighbours. Expansive rear windows fill the home with natural light while framing serene water views. The main level showcases hardwood flooring, quartz surfaces, and a chef-inspired kitchen with dedicated spice kitchen. A versatile flex room with adjacent full bath offers the option for a main-floor bedroom. Upstairs features four spacious bedrooms, including a secondary primary bedroom for added privacy. The legal walk-out suite is perfect to accommodate extended family living, while a separate media/games room remains for owner use. Complete with a double garage, deck, and balcony, this home delivers a rare blend of luxury, privacy, and functionality.