



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

MLS # A2318096



\$679,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

Welcome to 453 Corner Meadows Way NE, a beautifully maintained home in the vibrant and family friendly community of Cornerstone. This thoughtfully designed property features 4 spacious bedrooms, 3 full bathrooms, including a convenient main floor bedroom and full bath. Functional open concept layout perfect for modern living, with no neighbors behind, the home offers added privacy and an open, spacious feel, creating the perfect setting for both everyday living and entertaining. The stunning kitchen is equipped with ceiling-height cabinetry, quartz countertops throughout, a built-in microwave, and a gas range, offering both beauty and practicality. The cozy living area is anchored by a fireplace. The second floor is thoughtfully designed with 3 spacious bedrooms, a large bonus room and convenient laundry room. The primary bedroom serves as a private retreat, complete with a walk in closet and elegant ensuite. The unfinished basement includes a separate entrance and offers endless opportunities to customize the space to suit your needs. Adding exceptional value to the property are its energy conscious mechanical upgrades, featuring solar panels and a tankless water heater designed to deliver year round comfort, efficiency, and reduced utility costs. Located in the fast growing community of Cornerstone, this home offers convenient access to ponds, pathways, playgrounds, future schools, shopping, Calgary International Airport, and major transportation routes, including Stoney Trail. Hurry and book a showing for this gorgeous home today!"