



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

**MLS # A2324847**



**\$685,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<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>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** None

Welcome to 349 Corner Meadows Way NE, a beautifully maintained family home backing onto green space in the vibrant community of Cornerstone. Offering over 2,500 sq.ft. of developed living space, this home combines thoughtful design, modern finishes, and an exceptional location. The main floor features a bright open-concept layout with large windows that fill the home with natural light. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with built-in appliances, a cooktop, ample cabinetry, a walk-in pantry, and a separate spice kitchen with a gas range. A mudroom with tile flooring and a convenient half bathroom complete the main level, while the elegant staircase railing adds a modern touch. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, two full bathrooms, and a versatile den that is ideal as a home office or prayer room. The primary bedroom offers a walk-in closet and a beautifully appointed 5-piece ensuite. The fully developed Illegal basement features a separate side entrance and includes one bedroom, a den, a kitchen, a spacious living area, a full bathroom, and separate laundry. Step outside to enjoy the fully fenced backyard with a large deck overlooking the green space, creating the perfect setting for summer BBQs, family gatherings, or simply relaxing outdoors. Ideally located just minutes from the future Gurudwara, nearby schools, shopping, parks, grocery stores, Saddletowne LRT Station, and Calgary Transit, this home also offers convenient access to major roadways for an easy commute throughout the city.