



GRASSROOTS
REALTY GROUP

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983 Corner Meadows Way NE
Calgary, Alberta

MLS # A2328223



\$939,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,492 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	6
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this exceptional front-attached garage home offering 8 bedrooms and 6 full bathrooms, perfectly located with a park directly across the street and no neighbours behind, backing onto beautiful green space and a natural lake. Designed for large or multi-generational families, this spacious home also offers excellent income potential. The bright open-concept main floor features a spacious living room, a main floor bedroom, a full bathroom, and a beautifully appointed kitchen complete with quartz countertops, stainless steel appliances, ample cabinetry, and a separate spice kitchen. Upstairs offers four generously sized bedrooms, including two luxurious primary bedrooms, each with its own private ensuite bathroom, an additional full bathroom, a spacious bonus room, and convenient upper-floor laundry. The fully developed basement includes three additional bedrooms and two full bathrooms, featuring a legally permitted 2-bedroom basement that is currently rented, while the remaining 1 bedroom and 1 full bathroom provide additional living space for the homeowner, extended family, or guests. Step outside to the rear deck, thoughtfully designed for outdoor entertaining, family gatherings, and relaxing while enjoying the peaceful green space and natural lake views. This premium lot offers exceptional privacy with no rear neighbours and a beautiful natural setting. Conveniently located close to parks, schools, shopping, walking pathways, public transit, and all major amenities, this remarkable home offers the perfect combination of luxury, functionality, and investment potential. A rare opportunity to own this exceptional property in one of Calgary's most desirable communities. Book your private showing today!

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