



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**59 Corner Meadows Villas NE**  
**Calgary, Alberta**

**MLS # A2331012**



**\$714,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone            |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,791 sq.ft.           | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.06 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <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>   | Vinyl Siding                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |     |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Welcome to this beautiful home in the desirable community of Cornerstone offering a functional layout and excellent living space for families and investors alike. Total developed space 2501 sqft. The main floor features a spacious living and dining area with elegant feature walls, a versatile flex room, a convenient half bathroom, and a generously sized pantry. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a private three-piece ensuite, along with two additional good-sized bedrooms and a full bathroom. A separate flex room on the upper level, currently used as a prayer room, provides additional versatility to suit your family's needs. The fully developed basement features a legal two-bedroom suite with its own separate entrance, kitchen, and laundry, providing excellent rental potential or space for extended family. Completing this fantastic property is a huge rear double garage with heater, a large deck perfect for outdoor enjoyment, and additional storage space.