



GRASSROOTS
REALTY GROUP

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24 Corner Meadows Park NE
Calgary, Alberta

MLS # A2331470



\$629,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Drive Through		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****Welcome to this well-cared-for two-story home featuring the beautifully designed open-concept main floor. The gourmet kitchen is a true showpiece, featuring crisp white cabinetry, quartz countertops, a stylish tile backsplash, stainless steel appliances, a chimney-style range hood, and a large island with seating for four—perfect for casual meals or entertaining guests. **The adjoining dining area is warm and inviting, enhanced by a contemporary linear pendant light adding up more natural light throughout the space. Large windows and wide-plank flooring create a bright, airy atmosphere that flows effortlessly from room to room. **Just beyond, the spacious living room offers the perfect place to relax and gather. A stunning floor-to-ceiling tiled electric fireplace with a wall-mounted TV creates a striking focal point, while the open layout provides ample space for comfortable seating and entertaining. Soft neutral tones, stylish finishes, and abundant natural light make this room feel both cozy and sophisticated. Upstairs, you'll find 3 bedrooms, 2 full baths, and the laundry. The professionally finished basement offers exceptional versatility, making it ideal for extended family, guests, or a home-based business. This thoughtfully designed lower level features a spacious recreation and media room, perfect for movie nights, entertaining, or relaxing. A dedicated office area provides a quiet and functional workspace for those working from home. The basement also includes a generous bedroom, a full bathroom, and a separate spa room complete with its own vanity—perfect for a home salon, massage or esthetics studio, wellness room, hobby space, or easily adaptable to suit your family's needs. With modern flooring, recessed lighting, and a bright, contemporary design throughout, this level adds valuable living space and endless possibilities to the home w/ A/C and Class 4**

ROOFING, non-smoking and pet-free house. Step outside to a beautifully designed, low-maintenance backyard that's perfect for relaxing or entertaining. The spacious concrete patio provides ample room for outdoor dining, bbq's and lounge seating, which serves as extra parking with another garage door. Located near parks, shopping, major roadways, and the airport, this is the move-in-ready home you are looking for. Contact your favourite REALTOR® now to book a viewing!