



GRASSROOTS
REALTY GROUP

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224 CORNER MEADOWS Way
Calgary, Alberta

MLS # A2332929



\$542,500

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,413 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Standard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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****A RARE FIND AT A GREAT PRICE!**** Welcome to ****224 Corner Meadows Way NE**** — a home that offers the space, flexibility and value that can be hard to find at this price point. Beautifully designed with functionality in mind, this ****4-bedroom, 3.5-bathroom home**** offers ****1,413.3 sq. ft. of RMS above-grade living space****, plus a ****628.3 sq. ft. finished basement****, for approximately ****2,041.6 sq. ft. of total finished living space****. The main floor features an inviting open-concept layout with a spacious living room, dining area and kitchen with eating area. A pantry, mudroom, convenient 2-piece bathroom and ****separate side entrance**** add to the home's practicality. Upstairs, you'll find ****three bedrooms****, including a comfortable primary suite with a ****walk-in closet and private 4-piece ensuite****. Another full bathroom and convenient upper-level laundry complete the floor. The ****fully finished basement**** adds even more possibilities, featuring its own ****kitchen, family/living area, dining area, bedroom, 4-piece bathroom and laundry area****. Combined with the separate entrance, it's an excellent setup for extended family, adult children, guests or buyers looking for additional flexibility under one roof. Located in the growing community of ****Cornerstone****, this home puts parks, shopping, everyday amenities and major roadways within easy reach, with convenient access to ****Stoney Trail, northeast Calgary and the airport****. Whether you're a ****first-time buyer, growing family, multi-generational household or investor****, this is a property that deserves a closer look. ****4 Bedrooms | 3.5 Bathrooms | 1,413.3 Sq. Ft. Above Grade | 628.3 Sq. Ft. Finished Basement | Approx. 2,041.6 Sq. Ft. Total Finished Living Space****

****A rare find. A great price. And more possibilities than you might expect.**** ?? ****224 Corner Meadows Way NE, Calgary, Alberta****