



GRASSROOTS
REALTY GROUP

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505 CORNER MEADOWS Way NE
Calgary, Alberta

MLS # A2342968



\$719,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot, Zero Lot Line		

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:	Ceiling Fan(s), Kitchen Island, No Animal Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Welcome to 505 Corner Meadows Way NE, a beautifully maintained home in the vibrant community of Cornerstone. Built in 2023, this nearly new front-attached garage home offers almost 2,100 sq. ft. of thoughtfully designed living space, modern finishes, and an exceptional location. Backing onto green space with no neighbours behind, this property offers added privacy and a peaceful setting. The bright and spacious open-concept main floor is ideal for both everyday family living and entertaining, featuring a versatile office/flex room that can easily be converted into a bedroom, along with the convenience of a full bathroom on the main level. Upstairs, you'll find three generously sized bedrooms and a spacious bonus room, providing plenty of room for the entire family to relax, work, and entertain. The fully developed basement features a legal two-bedroom basement suite with a separate side entrance, offering excellent flexibility for extended family or an attractive mortgage-helper opportunity. The legal basement suite has been developed with the required City of Calgary approvals, providing added peace of mind and functionality. Enjoy quick access to Stoney Trail and close proximity to parks, playgrounds, schools, walking paths, shopping, dining, and major amenities including Chalo FreshCo, Tim Hortons, and surrounding retail plazas. With its modern 2023 construction, functional open-concept layout, green-space setting, front-attached garage, legal two-bedroom basement suite, and convenient location, this beautiful Cornerstone home is a must-see. Come experience it for yourself and contact your favourite Realtor to book your private showing!