



GRASSROOTS
REALTY GROUP

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288 Corner Meadows Manor NE
Calgary, Alberta

MLS # A2344488



\$949,555

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,777 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Paved, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 288 Corner Meadows Manor NE—an extensively upgraded, fully developed WALKOUT home backing onto green space and a walking pathway in desirable Cornerstone. Offering approximately 3,568 sq. ft. of developed living space, this impressive home features 5 bedrooms, 4.5 bathrooms and 9-foot ceilings on all three levels. The bright main floor offers spacious living and dining areas, an electric fireplace and a gourmet kitchen featuring quartz countertops, a large island, built-in oven and microwave, upgraded cooktop and hood fan, coffee bar, spice kitchen and walk-in pantry. Most of the large window coverings are motorized for added comfort and convenience. Upstairs offers four bedrooms, a spacious bonus room and convenient laundry. Three bedrooms feature walk-in closets, while the primary retreat includes a five-piece ensuite and private balcony overlooking the green space. The developed walkout basement offers an additional bedroom, large recreation area, four-piece bathroom, separate entrance and excellent potential for extended-family living or future customization. Enjoy a raised deck, covered concrete patio, expansive concrete entertaining area, fully fenced and landscaped backyard, and heated front-attached double garage with a separate man door. Walking distance to shopping and close to schools, playgrounds, pathways and Calgary International Airport. An exceptional walkout home in a premium location—book your private showing today!