



GRASSROOTS
REALTY GROUP

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**349 Corner Meadows Way NE
Calgary, Alberta**

MLS # A2345618



\$679,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

****BETTER THAN A SHOWHOME | AIR CONDITIONING | BONUS ROOM | SPICE KITCHEN | PRAYER ROOM | DEVELOPED BASEMENT | GREEN SPACE**** Backing directly onto wide-open green space with no rear neighbours, this home offers a setting that truly sets it apart. Welcome to 349 Corner Meadows Way NE in the vibrant community of Cornerstone. This beautifully maintained family home combines modern finishes with over 2,500 sq.ft. of developed living space and still feels like a brand-new home. The main floor features a bright open-concept layout with large windows that fill the home with natural light. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with built-in appliances, a cooktop, ample cabinetry, a walk-in pantry, and a separate spice kitchen with a gas range. A mudroom with tile flooring and a convenient half bathroom complete the main level, while the elegant staircase railing adds a modern touch. The home also offers several desirable upgrades, including air conditioning, a spacious bonus room, staircase railing, spice kitchen, fully fenced backyard, and a versatile prayer/Pooja room. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, two full bathrooms, and a versatile den that is ideal as a home office or prayer/Pooja room. The primary bedroom offers a walk-in closet and a beautifully appointed 5-piece ensuite. The fully developed illegal basement features a separate side entrance and includes one bedroom, a den, a kitchen, a spacious living area, a full bathroom, and separate laundry. Step outside to enjoy the fully fenced backyard with a large deck overlooking the green space, creating the perfect setting for summer BBQs, family gatherings, or simply relaxing outdoors. Ideally located just minutes from the future Gurudwara, nearby schools, shopping, parks,

grocery stores, Saddletowne LRT Station, and Calgary Transit, this home also offers convenient access to major roadways for an easy commute throughout the city.