



GRASSROOTS
REALTY GROUP

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**31 Corner Meadows Grove NE
Calgary, Alberta**

MLS # A2346803



\$795,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,332 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Other, Rectangular Lot		

Heating:	Exhaust Fan, Fireplace(s), Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Other, Stone, Vinyl Siding	Zoning:	r-g
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	na		

Welcome to this Beautiful 5 bed, 3 bath front-garage home in a great location! Park across the street. Main floor has a bright living room, bedroom, full bath, Electric Fireplace and a modern kitchen with quartz counters, stainless appliances, and a spice kitchen. Upstairs has 4 bedrooms including 1 primary suites with private ensuites, plus another bathroom, bonus room, and laundry, railing throughout the stairs. Side Entrance to Basement, 9' ceiling of basement and extra windows in the basement. Enjoy your private backyard and green space views. Close to parks, schools, shopping, trails, and transit. Luxury, space, privacy all in one .Book your showing today!