



GRASSROOTS
REALTY GROUP

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260 Corner Meadows Manor NE
Calgary, Alberta

MLS # A2351593



\$945,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, No Neighbours Behind, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: Water softener, Air Conditioner

Why wait years to build a new home and then spend even more time finishing the basement, landscaping, and garage? Welcome to this home in cornerstone, offering nearly 3483 sq. ft. of living space, and an impressive list of upgrades—all fully finished and ready for you. Designed for both everyday family living and entertaining, this property truly has it all. The striking stucco and Smart Board exterior sets the tone. Inside, 8-foot main floor doors, oversized windows, and engineered hardwood create a bright, elevated feel. The kitchen is built for real cooking and entertaining, with premium cabinetry, upgraded countertops, a generous island, upgraded appliances, and a separate spice kitchen with a gas range. Upstairs, a skylit bonus room offers the perfect family hangout. The primary retreat includes a spa-inspired ensuite with a jetted tub. Central A/C, a water softener, a Culligan drinking water system, upgraded laundry, and added pot lights round out the upgrades. The fully finished basement adds two bedrooms, a full bath, a kitchen, and a living area, giving extended family and guests their own space. Outside, enjoy an extended deck, a 26' x 12' concrete patio, a fully fenced and landscaped yard, and an extended driveway. The garage features a premium insulated door, shelving, and exterior lighting. Cornerstone offers parks, playgrounds, pathways, nearby schools and shopping, with quick access to Stoney Trail, Country Hills Boulevard, and Calgary International Airport. Book your private showing today!