

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

**MLS # A2248246**



**\$865,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement refrigerator, Basement stove, Basement hood fan, Basement Microwave, window Blinds, Basement washer and dryer, Garage Shelving, Door bell camera, Digital thermostats,

Welcome to this beautifully appointed 2-storey home with a legal basement suite in the vibrant community of Cornerstone perfect for families, multi-generational living, or those looking for an income opportunity. Offering over 3,300 sq ft of living space, this home combines thoughtful design, stylish upgrades, and energy-efficient features for a truly exceptional lifestyle. From the moment you step inside, you're greeted by a bright, open main level with soaring ceilings and large windows that fill the space with natural light. The executive kitchen is the heart of the home, showcasing a massive upgraded quartz island, premium cabinetry, stainless steel appliances, and a walk-through pantry. Whether you're hosting family dinners or casual get-togethers, this kitchen is designed for connection. The main floor also features a bedroom with full bath, ideal for guests or extended family, plus easy access to the maintenance-free composite deck perfect for summer BBQs and quiet evenings outdoors. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with a walk-in closet and spa-inspired ensuite. A generous den offers the perfect spot for movie nights or playtime, while the laundry room adds convenience to daily life. The legal basement suite is a standout feature, complete with its own private entrance, open kitchen and living area, 2 bedrooms, full bath, and separate laundry, ideal for generating rental income or offering comfortable space for extended family. This home is loaded with builder-installed upgrades, including centralized air conditioning, triple-pane windows with low-e and argon fill, a 220-volt/30-amp electric vehicle charging outlet in the garage, an HRV (heat recovery ventilation) system, and a UV-C ultraviolet air purification system installed in the furnace. Additional features like builder-installed solar

panels, a Navien tankless water heater, and a centralized water softener help you save on utilities while enjoying modern comfort. Located in the family-friendly community of Cornerstone, you're close to parks, pathways, schools, shopping, and have easy access to major routes, making every day effortless and enjoyable. You don't want to miss your chance to see this one!