

141 Corner Meadows Gardens NE
Calgary, Alberta**MLS # A2203339****\$719,900**

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,846 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Inclusions: Built In Microwave, Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer Dryer Tower, Electric Fire Place

**** OPEN HOUSE THIS SAT MAY 10 FROM 2 TO 4 PM. **** Welcome to this stunning, 4-bedroom, 3.5-bathroom home with a LEGAL SUITE and oversize double-detached garage nestled in the sought-after community of Cornerstone. | THE SELLERS GOT THE OCCUPANCY LETTER OF THIS HOME IN MARCH 2023 | Thoughtfully designed with both style and functionality in mind, this home is perfect for families, professionals, or savvy investors looking for an income-generating LEGAL SUITE! Step inside to a bright and airy open floor plan with modern finishes throughout. The large living and dining areas flow seamlessly into the gourmet kitchen, which features sleek cabinetry, ample counter space, and a huge walk-in pantry—a dream for any home chef! The main floor den provides a versatile space for a home office, study, or playroom, offering flexibility to suit your lifestyle. The second level boasts a well-appointed primary bedroom with an ensuite and plenty of closet space. Two additional spacious bedrooms, a bonus room and a full bathroom complete the upper floor, providing comfort and privacy for the whole family. One of the standout features of this home is the LEGAL SUITE. Whether you’re looking to generate a rental income or accommodate extended family, this self-contained LEGAL SUITE is a fantastic bonus. The oversized double detached garage offers plenty of parking and storage space, and it comes equipped with a LEVEL 2 EV CHARGER—perfect for electric vehicle owners. The home is also roughed in for AC, making it easy to install and enjoy cool summers. Smart home enthusiasts will love SMART APPLIANCES, including a SMART REFRIGATOR and SMART MICROWAVE, adding convenience and modern efficiency to your daily life. Situated in the growing community of Cornerstone, this home

is conveniently close to nearby schools, shopping, parks, and public transit. Enjoy quick access to Cross Iron Mills Mall and Stoney Trail, making commuting and running errands a breeze. This exceptional property offers the perfect blend of modern living, investment potential, and everyday convenience. Don't miss your chance to own this one-of-a-kind home—schedule your private showing today!