

853 Corner Meadows Way NE
Calgary, Alberta

MLS # A2220167

\$889,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance		

Inclusions: Gazebo

Welcome to 853 Corner Meadows Way, an impressive 3,127 sq ft livable space residence offering the perfect blend of family comfort and investment opportunity in northeast Calgary's sought-after Cornerstone community. This meticulously maintained property features 5 bedrooms above grade, including 4 spacious bedrooms on the second floor and a convenient main floor bedroom perfect for guests or a home office. The elegant master retreat boasts a spa-inspired 5-piece ensuite and generous walk-in closet. The heart of this home showcases a gourmet kitchen with premium 6-piece stainless steel appliances, stunning quartz countertops, and a coveted spice kitchen with additional appliances—ideal for entertaining and cultural cooking. The open-concept main floor is completed by a welcoming living room with stylish electric fireplace, formal dining area, 3-piece bathroom, and abundant natural light streaming through large windows. Additional highlights include: Basement legal suite with 2 bedrooms, 4-piece bathroom, full kitchen, and dedicated laundry—creating excellent rental income potential | Thoughtful second floor layout featuring a versatile bonus room, convenient laundry room, and additional 3-piece bathroom | Premium Luxy Vinyl Plank flooring throughout main floor and basement, with comfortable carpeting on second floor | High-end zebra blinds throughout providing elegant light control and privacy | Comprehensive security camera system for peace of mind | Centralized air conditioning for year-round comfort | Spacious 2-car attached garage with direct home access. Enjoy the perfect outdoor retreat with a low-maintenance concrete patio backing directly onto serene green space—no rear neighbors and minimal yard work required! Located in vibrant Cornerstone, benefit from quick access to Stoney Trail, shopping centers,

schools, parks, and recreational amenities. This exceptional property combines exceptional value with modern luxury in one of Calgary's fastest-growing communities. Don't miss this opportunity to own a turnkey home with income potential in a prime location!