

430 Corner Meadows Way NE  
Calgary, Alberta

MLS # A2264836

\$769,900

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Cornerstone                                                              |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 1,922 sq.ft.                                                             | Age:   | 2023 (2 yrs old) |
| Beds:     | 5                                                                        | Baths: | 4                |
| Garage:   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag |        |                  |
| Lot Size: | 0.08 Acre                                                                |        |                  |
| Lot Feat: | City Lot, Level, Open Lot, Private                                       |        |                  |

|             |                                                                                                                                                                                                                                                   |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                    | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                                                                                 | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                   | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                                                                                              | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                                                                                                                          | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                   | Utilities: | -   |
| Features:   | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Tray Ceiling(s), Walk-In Closet(s) |            |     |
| Inclusions: | None                                                                                                                                                                                                                                              |            |     |

LEGAL BASEMENT SUITE | MAIN FLOOR DEN WITH CLOSET & FULL BATH | DECK | PRICED TO SELL | Welcome to this fully upgraded double front garage detached home located in the vibrant and highly sought-after community of Cornerstone. Built in 2023, this spacious and modern residence offers a seamless blend of luxury, functionality, and income potential. Step inside through the tiled foyer and discover a thoughtfully designed MAIN FLOOR DEN with a closet and a FULL BATHROOM, perfect for guests or multigenerational living. The chef-inspired kitchen features ceiling-height high-gloss cabinets, quartz countertops throughout, a built-in microwave, gas range, and elegant vinyl flooring. The cozy living area is anchored by a beautiful tile-surround fireplace, while a stylish spindled railing staircase leads you upstairs. The upper floor boasts a large bonus room, two spacious bedrooms, a contemporary shared bathroom, and a tiled laundry room for convenience. The luxurious primary suite with tray ceiling offers a walk-in closet and a 5-piece ensuite bathroom complete with a standing shower, tub, and full tile finishes. The legal 2-bedroom basement suite offers a fantastic mortgage helper or in-law option, complete with a separate entrance, full kitchen, bathroom, in-suite laundry, and high-end finishes. Enjoy the outdoors with a huge deck with a gas BBQ line, and the backyard is ready for your personal touch. Walking distance to Cornerstone shopping plaza, schools, parks, and future transit options.