

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

**MLS # A2237035**



**\$779,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage		
<b>Inclusions:</b>	Blinds		

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 an attached 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, each with walk-in closets, a contemporary shared bathroom, and a tiled laundry room for convenience. The luxurious primary suite includes dual closets (walk-in + secondary), and a 5-piece ensuite bathroom complete with a standing shower, jacuzzi 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 fully landscaped backyard, stone patio, green space, and low-maintenance grass &mdash; perfect for summer gatherings. Walking distance to Cornerstone shopping plaza, schools, parks, and future transit options.