

200 Corner Meadows Way NE
Calgary, Alberta

MLS # A2312258



\$565,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,580 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parkade, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Located in the thriving and highly sought-after community of Cornerstone NE, this exceptional home offers the perfect combination of modern design, spacious living, and incredible investment potential. Thoughtfully built with comfort and functionality in mind, this beautifully maintained property features a total of 5 spacious bedrooms, including a newly constructed 2-bedroom legal basement suite completed in 2025. Whether you are a growing family searching for your forever home or an investor looking for a property with excellent rental income potential, this residence checks every box. As you step inside, you are welcomed by a bright and inviting open-concept layout filled with natural light and elegant finishes throughout. The spacious living area creates the perfect setting for relaxing evenings with family or entertaining guests. The modern kitchen is designed to impress, offering stylish cabinetry, ample counter space, quality appliances, and a seamless connection to the dining and living spaces, making everyday living both comfortable and convenient. Large windows throughout the home allow sunlight to pour in, enhancing the warm and airy atmosphere. The upper level features 3 generously sized bedrooms, including a spacious primary bedroom retreat designed for comfort and privacy. With 2.5 beautifully appointed bathrooms, this home provides functionality for large families while maintaining a clean and modern feel. Every corner of the home has been thoughtfully designed to maximize space, comfort, and practicality for today's lifestyle. One of the standout features of this property is the fully legal 2-bedroom basement suite with its own private side entrance. Built in 2025 with modern construction and contemporary finishes, the legal suite provides an outstanding opportunity for additional rental income, mortgage support, or comfortable

multi-generational living. The separate entrance ensures privacy and convenience for both levels of the home. In addition to the side entrance, the property also offers front and back entrances, adding flexibility and ease of access for homeowners and guests alike. The location is truly unbeatable. Situated within walking distance to schools, parks, playgrounds, restaurants, coffee shops, gyms, gas stations, shopping, and everyday amenities, this home delivers the perfect balance of convenience and community living. Families will appreciate the nearby green spaces and pathways, while busy professionals will enjoy quick access to major roadways and public transportation for an easy commute across Calgary. Cornerstone is one of Calgary NE's fastest-growing communities, known for its modern infrastructure, family-friendly environment, and strong future growth potential. This is more than just a home — it is a lifestyle opportunity in one of Calgary's most desirable northeast neighborhoods. From the spacious interior and income-generating legal suite to the unbeatable location close to all essential amenities.