

## 915 Corner Meadows Way NE Calgary, Alberta

**MLS # A2324740**



# \$799,900

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                                  |               |                  |
| <b>Type:</b>     | Residential/House                            |               |                  |
| <b>Style:</b>    | 2 Storey                                     |               |                  |
| <b>Size:</b>     | 2,367 sq.ft.                                 | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                       |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Pie Shaped Lot |               |                  |

|                    |                                                                   |                   |     |
|--------------------|-------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                        | <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                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows |                   |     |

**Inclusions:** N/A

Welcome to this stunning front double-attached garage home, ideally situated on a premium pie-shaped lot backing directly onto a serene pond, offering breathtaking views, added privacy, and an exceptional outdoor setting. This thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and a functional layout perfect for growing families and entertaining. The main floor boasts two separate living areas, providing ample space for relaxation and gatherings. The upgraded kitchen is equipped with premium appliances and is complemented by a convenient walk-through pantry. A spacious dining area overlooks the backyard and picturesque pond views, while a convenient half bathroom completes the main level. Upstairs, you'll find a generous bonus room, a dedicated laundry room, and three well-appointed bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite bathroom. The additional bedrooms provide comfortable and versatile living space for family members or guests. The home also features a separate side entrance to the unfinished basement, offering excellent potential for future development or customization to suit your needs. Situated on a rare pie-shaped lot backing onto a pond, this property combines comfort, functionality, and an outstanding location, making it a truly exceptional opportunity.