

## 56 Corner Meadows Park NE Calgary, Alberta

**MLS # A2335755**



# \$644,900

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                      |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,510 sq.ft.                     | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached           |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard |               |                  |

|                    |                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----|
| <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>   | Other                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom 2-storey home facing green space and a playground in the vibrant community of Cornerstone, with a retail plaza and everyday amenities conveniently located just across the street. The main floor features vinyl plank flooring, open-concept living and dining areas, and a well-appointed kitchen with granite countertops, a flush breakfast bar, pantry, and stainless steel appliances. A mudroom and 2-piece bath add to the functionality of the main level. Upstairs you will find upper-floor laundry, a spacious primary bedroom with a walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bathroom. The fully developed basement includes an illegal suite with a separate entrance, providing excellent flexibility and additional living space. Large windows throughout fill the home with natural light. Conveniently located near parks, shopping, major roadways, and the airport, this is a fantastic opportunity to own a move-in-ready home in a growing but established community. Contact your favourite realtor today to make this home yours!