

# \$719,900 - 141 Corner Meadows Gardens Ne, Calgary

MLS® #A2203339

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

**\*\* OPEN HOUSE THIS SAT MAY 10 FROM 2 TO 4 PM. \*\*** Welcome to this stunning, 4-bedroom, 3.5-bathroom home with a **LEGAL SUITE** and oversized double-detached garage nestled in the sought-after community of Cornerstone. | **THE SELLERS GOT THE OCCUPANCY LETTER OF THIS HOME IN MARCH 2023** | Thoughtfully designed with both style and functionality in mind, this home is perfect for families, professionals, or savvy investors looking for an income-generating **LEGAL SUITE**! Step inside to a bright and airy open floor plan with modern finishes throughout. The large living and dining areas flow seamlessly into the gourmet kitchen, which features sleek cabinetry, ample counter space, and a huge walk-in pantry—a dream for any home chef! The main floor den provides a versatile space for a home office, study, or playroom, offering flexibility to suit your lifestyle. The second level boasts a well-appointed primary bedroom with an ensuite and plenty of closet space. Two additional spacious bedrooms, a bonus room and a full bathroom complete the upper floor, providing comfort and privacy for the whole family. One of the standout features of this home is the **LEGAL SUITE**. Whether you're looking to generate a rental income or accommodate extended family, this self-contained **LEGAL SUITE** is a fantastic bonus. The oversized double detached garage offers plenty of parking and storage space, and it comes equipped with a **LEVEL 2 EV**



CHARGERâ€”perfect for electric vehicle owners. The home is also roughed in for AC, making it easy to install and enjoy cool summers. Smart home enthusiasts will love SMART APPLIANCES, including a SMART REFRIGATOR and SMART MIRCOWAVE, adding convenience and modern efficiency to your daily life. Situated in the growing community of Cornerstone, this home is conveniently close to nearby schools, shopping, parks, and public transit. Enjoy quick access to Cross Iron Mills Mall and Stoney Trail, making commuting and running errands a breeze. This exceptional property offers the perfect blend of modern living, investment potential, and everyday convenience. Donâ€™t miss your chance to own this one-of-a-kind homeâ€”schedule your private showing today!

Built in 2023

**Essential Information**

MLS® #	A2203339
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	141 Corner Meadows Gardens Ne
Subdivision	Cornerstone.

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2C4

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	53
Zoning	R-G
HOA Fees	50
HOA Fees Freq.	ANN

### **Listing Details**

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