

# \$669,900 - 39 Corner Meadows Common Ne, Calgary

MLS® #A2221863

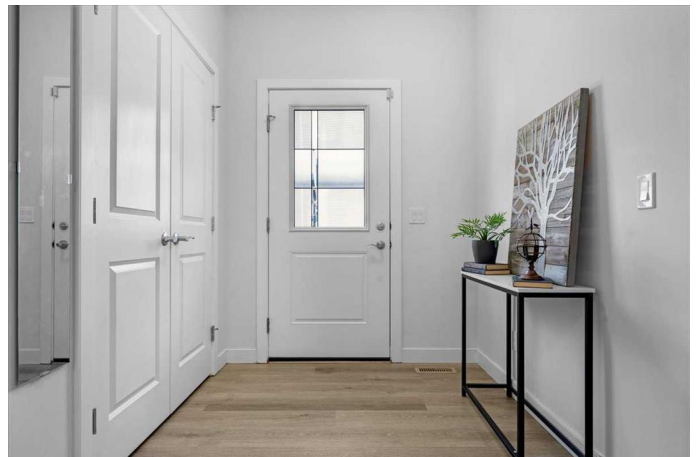
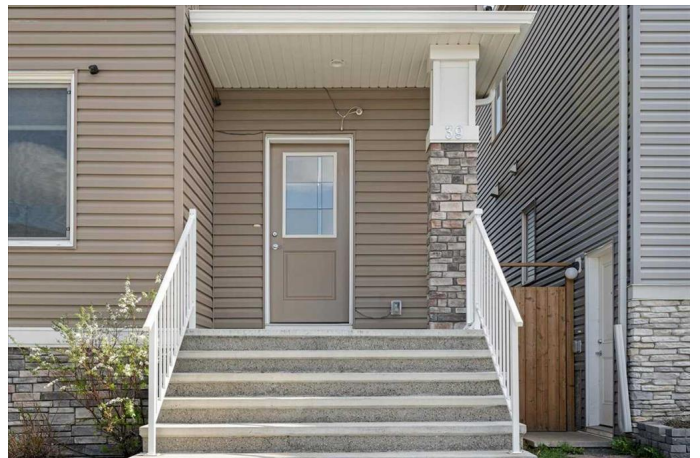
**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

Prime Location | South Backyard | Main Floor Bedroom And Full Bathroom | Wider Windows | Rear Double Car Garage Detached | Upper-Level Bonus Room | Separate Entry To Basement | Basement With Plumbing & Kitchen Rough-In. Welcome to your dream home in the vibrant community of Cornerstone, Calgary NE! This stunning 4-bedroom plus upper-level bonus room, 3-bathroom property offers an exceptional blend of modern living and convenience, perfect for families of all sizes. As you step inside, you're greeted by a spacious open layout with abundant natural light through wider (upgraded) windows, a 9 ft high ceiling on the main level and enhanced by larger upgraded windows. The main level features a well-appointed bedroom and a full bathroom, ideal for guests or multi-generational living. The heart of the home is the upgraded kitchen with granite countertops, and high-end upgraded appliances, including a smart fridge with a screen, a new gas stove, and an easy-access pantry. A unique upper-level bonus room provides additional space for relaxation or entertainment. The basement, with its side entry door, includes rough-ins for a bathroom and kitchen, making it ready for future development or a potential income suite. A secondary suite would be subject to approval and permitting by the city/municipality. Step outside to enjoy the south-facing backyard, designed for both privacy and leisure with a deck, railing, washed stone landscaping, and a



fenced perimeter. The paved back alley leads to a double car garage, featuring an upgraded 8 ft garage door, extra electrical outlets, and ample street parking for visitors. Situated close to all essential amenities, including Tim Hortons, TD Bank, BMO, Chalo Freshco, Shoppers Drug Mart, Dollarama, Tim Hortons, Willowbrae Child Care, Anytime Fitness, and major grocery stores and restaurants. Easy access to Stony Trail, Easy access to Stony Trail, recently approved school site, public transportation, school transportation routes, this home offers both convenience and a strong sense of community. Don't miss the chance to make this exceptional property your own!

Built in 2019

### **Essential Information**

MLS® #	A2221863
Price	\$669,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,755
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	39 Corner Meadows Common Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1J5

## Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, Oversized
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	51
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Save Max Real Estate Inc.
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