\$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,

Oversized, Garage Faces Rear, On Street

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, See

Remarks, Storage, Walk-In Closet(s), Bathroom Rough-in, Separate

Entrance

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 Full, Unfinished, Exterior Entry

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 82
Zoning R-G
HOA Fees 53
HOA Fees Freq. ANN

Listing Details

Listing Office Save Max Real Estate Inc.

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