

# \$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

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 CHARGER—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 | 42               |
| Zoning         | R-G              |
| HOA Fees       | 50               |
| HOA Fees Freq. | ANN              |

### Listing Details

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