



# 317 Corner Meadows Way Calgary Alberta

\$874,888

5 BEDROOMS + DEN | 4 FULL BATHROOMS | BEDROOM+ FULL BATH ON MAIN FLOOR | ILLEGAL BASEMENT SUITE | BACKING ONTO FIELDS/NO NEIGHBOURS BEHIND | Welcome to your Dream Home in the vibrant community of Cornerstone, Calgary. This exquisite abode offers an unparalleled blend of elegance and functionality. As the proud first owners, meticulous care and thoughtful upgrades have transformed this 5 bedroom residence into a haven of luxury. The main floor showcases sleek LVP flooring, stone countertops, and an open-concept layout. A bedroom with a 3-piece bathroom offers convenience for guests or multi-generational living. The kitchen features upgraded black Samsung appliances, a KitchenAid dishwasher, and quartz countertops, with a rough-in ready for a spice kitchen. The breakfast bar with seating for two opens to a spacious dining area, perfect for entertaining and family gatherings, leading to a private deck. The bright living room, enhanced by natural light, creates a warm and inviting atmosphere. Upstairs, the home offers three generously sized bedrooms, each with walk-in closets and organizers. The primary suite boasts a luxurious 5-piece bath, a spacious walk-in closet with an extra French door, and a separate toilet room with light and fan. A bonus room with a tray ceiling provides an ideal space for a play area or movie nights. Completing the upper floor are a convenient laundry room and a 4-piece bath, ensuring all essentials are within easy reach. Two additional larger windows added to the stair wall enhance the overall brightness. The fully finished illegal basement adds significant value with a bedroom and a den currently rented for \$1700/month, providing flexibility for additional income or extended family living. Additional upgrades in this house include 6 solar panels reducing electricity bills, 5 smart switches with Wi-Fi control, Ceiling fan rough-ins throughout t...

4pc Bathroom Measurements not available  
 Bedroom 11.00 Ft x 13.58 Ft  
 Den 10.42 Ft x 9.58 Ft  
 Kitchen 8.33 Ft x 13.08 Ft  
 Laundry room Measurements not available  
 Recreational, Games room 13.42 Ft x 28.83 Ft

Living room 12.92 Ft x 14.33 Ft  
 4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Bedroom 9.08 Ft x 13.08 Ft  
 Bedroom 9.08 Ft x 13.00 Ft  
 Den 11.50 Ft x 12.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker



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**3pc Bathroom** Measurements not available

**Bedroom** 10.33 Ft x 9.42 Ft

**Dining room** 10.00 Ft x 10.33 Ft

**Kitchen** 18.75 Ft x 14.25 Ft

**Laundry room** Measurements not available

**Primary Bedroom** 13.00 Ft x 14.25 Ft

**Other** Measurements not available