



## 306 Corner Meadows Way Calgary Alberta

\$820,000

Welcome to this beautifully appointed 2-storey home with a legal basement suite in the vibrant community of Cornerstone perfect for families, multi-generational living, or those looking for an income opportunity. Offering over 3,300 sq ft of living space, this home combines thoughtful design, stylish upgrades, and energy-efficient features for a truly exceptional lifestyle. From the moment you step inside, you're greeted by a bright, open main level with soaring ceilings and large windows that fill the space with natural light. The executive kitchen is the heart of the home, showcasing a massive upgraded quartz island, premium cabinetry, stainless steel appliances, and a walk-through pantry. Whether you're hosting family dinners or casual get-togethers, this kitchen is designed for connection. The main floor also features a bedroom with full bath, ideal for guests or extended family, plus easy access to the maintenance-free composite deck perfect for summer BBQs and quiet evenings outdoors. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with a walk-in closet and spa-inspired ensuite. A generous den offers the perfect spot for movie nights or playtime, while the laundry room adds convenience to daily life. The legal basement suite is a standout feature, complete with its own private entrance, open kitchen and living area, 2 bedrooms, full bath, and separate laundry, ideal for generating rental income or offering comfortable space for extended family. This home is loaded with builder-installed upgrades, including centralized air conditioning, triple-pane windows with low-e and argon fill, a 220-volt/30-amp electric vehicle charging outlet in the garage, an HRV (heat recovery ventilation) system, and a UV-C ultraviolet air purification system installed in the furnace. Additional features like builder-installed solar panels, a Navien ...

3pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 11.67 Ft x 9.92 Ft

Bedroom 9.75 Ft x 13.67 Ft

Kitchen 8.67 Ft x 13.75 Ft

Recreational, Games room 13.08 Ft x 22.92 Ft

Furnace 8.25 Ft x 9.42 Ft

Living room 12.67 Ft x 14.00 Ft

4pc Bathroom 6.42 Ft x 8.67 Ft

5pc Bathroom 11.42 Ft x 13.67 Ft

Bedroom 9.00 Ft x 15.00 Ft

Bedroom 9.08 Ft x 14.92 Ft

Den 11.42 Ft x 12.17 Ft

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Listing Presented By:



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3pc Bathroom 7.58 Ft x 5.00 Ft  
Bedroom 10.33 Ft x 9.42 Ft  
Dining room 10.25 Ft x 14.00 Ft  
Kitchen 12.00 Ft x 13.92 Ft

Laundry room 5.83 Ft x 5.92 Ft  
Primary Bedroom 12.42 Ft x 14.25 Ft  
Other 11.42 Ft x 10.83 Ft