

# \$779,900 - 406 Corner Meadows Way Ne, Calgary

MLS® #A2237035

**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.08 Acres

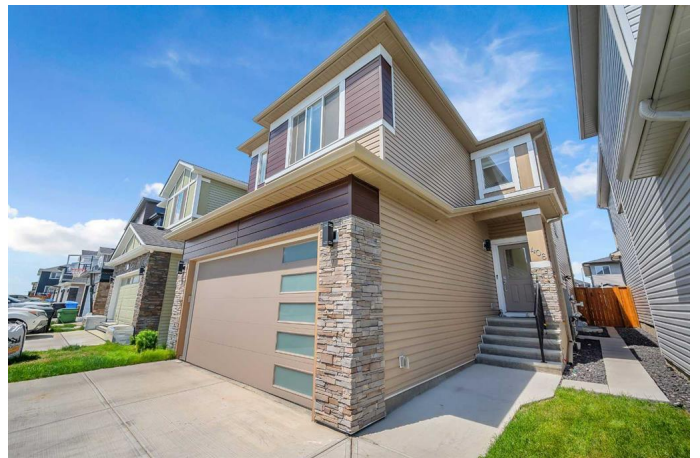
Cornerstone., Calgary, Alberta

Welcome to this fully upgraded double front garage detached home located in the vibrant and highly sought-after community of Cornerstone. Built in 2023, this spacious and modern residence offers a seamless blend of luxury, functionality, and income potential.

Step inside through the tiled foyer and discover a thoughtfully designed main floor den with an attached full bathroom, perfect for guests or multigenerational living. The chef-inspired kitchen features ceiling-height high-gloss cabinets, quartz countertops throughout, a built-in microwave, gas range, and elegant vinyl flooring. The cozy living area is anchored by a beautiful tile-surround fireplace, while a stylish spindled railing staircase leads you upstairs.

The upper floor boasts a large bonus room, two spacious bedrooms, each with walk-in closets, a contemporary shared bathroom, and a tiled laundry room for convenience. The luxurious primary suite includes dual closets (walk-in + secondary), and a 5-piece ensuite bathroom complete with a standing shower, jacuzzi tub, and full tile finishes.

The legal 2-bedroom basement suite offers a fantastic mortgage helper or in-law option, complete with a separate entrance, full kitchen, bathroom, in-suite laundry, and high-end finishes.



Enjoy the outdoors with a fully landscaped backyard, stone patio, green space, and low-maintenance grass – perfect for summer gatherings. Walking distance to Cornerstone shopping plaza, schools, parks, and future transit options.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237035    |
| Price          | \$779,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,083       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 406 Corner Meadows Way Ne |
| Subdivision | Cornerstone.              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 1Y6                   |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | None                                          |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2                                             |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Double Vanity, French Door, Jetted Tub, |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
|                 | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage |
| Appliances      | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Gas Range  |
| Heating         | Forced Air, Natural Gas                                                                              |
| Cooling         | None                                                                                                 |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Electric                                                                                             |
| Has Basement    | Yes                                                                                                  |
| Basement        | Full, Suite                                                                                          |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | City Lot, Landscaped           |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | R-G            |
| HOA Fees       | 53             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.