

# \$829,999 - 306 Corner Meadows Way Ne, Calgary

MLS® #A2248246

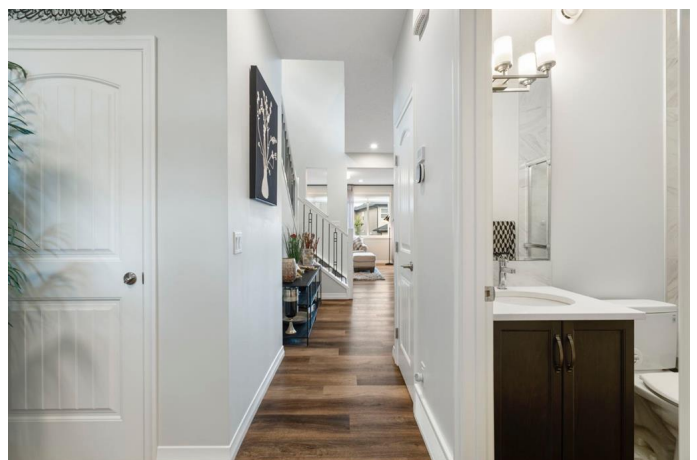
**\$829,999**

6 Bedroom, 4.00 Bathroom, 2,336 sqft

Residential on 0.09 Acres

Cornerstone., Calgary, Alberta

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, youâ€™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 youâ€™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, youâ€™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 tankless water heater, and a centralized water softener help you save on utilities while enjoying modern comfort. Located in the family-friendly community of Cornerstone, youâ€™re close to parks, pathways, schools, shopping, and have easy access to major routes, making every day effortless and enjoyable. You donâ€™t want to miss your chance to see this one!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248246    |
| Price          | \$829,999   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,336       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 306 Corner Meadows Way Ne |
| Subdivision | Cornerstone.              |
| City        | Calgary                   |
| County      | Calgary                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2N 1Y4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Park       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener                      |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full                                                                                                                                         |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Lawn |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 82                |
| Zoning         | R-G               |
| HOA Fees       | 55                |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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