

# \$865,000 - 306 Corner Meadows Way Ne, Calgary

MLS® #A2248246

**\$865,000**

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	\$865,000
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	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
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	Exterior Entry, Finished, Full, Suite

### Exterior

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

### Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	55
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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