

\$775,000 - 569 Corner Meadows Way Ne, Calgary

MLS® #A2115220

\$775,000

6 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.07 Acres

Cornerstone, Calgary, Alberta

**ATTENTION FIRST-TIME HOME BUYERS
AND INVESTORS**

**Luxurious 6-bedroom Residence with Income
Potential**

Total living area: 2631.5 sq ft

Discover luxurious living in this expansive 6-bedroom residence that combines comfort with exceptional versatility. Perfect for first-time home buyers seeking space and potential for additional income, this property presents a unique opportunity for investors.

The main floor welcomes you with a guest-friendly bedroom and a full bath, ideal for accommodating visitors or creating a home office space. The gourmet kitchen, well-appointed and ready for culinary creativity, serves as the heart of the home, perfect for family gatherings and entertaining.

Upstairs, you'll find 3 generously sized bedrooms, along with an additional 2 bathrooms and a versatile bonus room. For added convenience, the upper level houses a dedicated laundry area, making household chores a breeze.

The newly finished legal basement suite is a standout feature of this property, offering a second kitchen, separate laundry facilities, a full bath, and 2 additional bedrooms. This



well-designed space is perfectly suited for extended family living arrangements or the potential for rental income generation.

Investor and First Time Home Buyer Alert: Live upstairs and rent downstairs, generating \$1500+ from the legal basement suite. With separate living spaces and ample room for privacy, this property offers an excellent opportunity for dual living arrangements or maximizing rental income potential.

Don't miss out on the chance to own this versatile and income-generating property. Contact today to schedule a viewing and explore the possibilities of luxurious living combined with investment potential.

Built in 2022

Essential Information

MLS® #	A2115220
Price	\$775,000
Sold Price	\$780,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,969
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	569 Corner Meadows Way Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3N2C9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 25th, 2024
Days on Market	3
Zoning	R-G
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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