

\$845,000 - 306 Corner Meadows Way Ne, Calgary

MLS® #A2248246

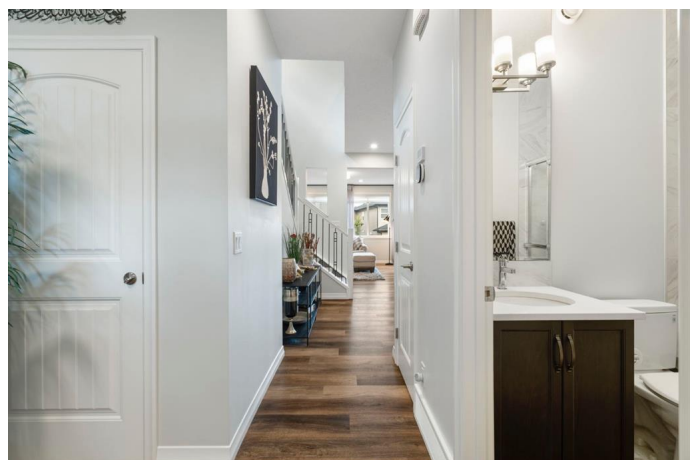
\$845,000

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	\$845,000
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	67
Zoning	R-G
HOA Fees	55
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.