

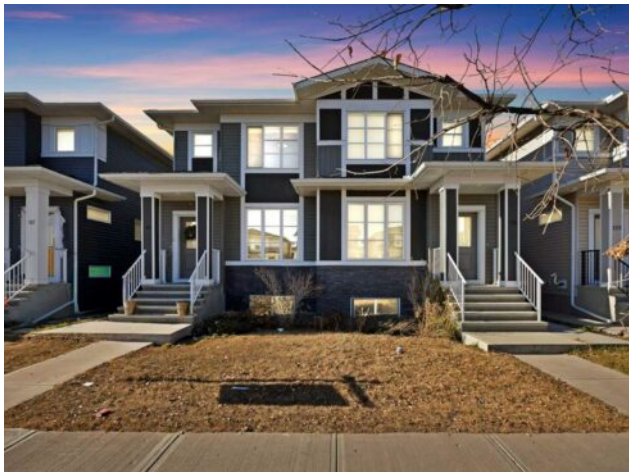


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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121 Corner Meadows Gate NE
Calgary, Alberta

MLS # A2268253



\$609,999

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful and functional 2-storey semi-detached home – a complete package for families! This spacious property features 4 bedrooms, 3.5 bathrooms, and a fully developed basement with an illegal suite, offering versatility and excellent rental potential. The main floor boasts 9’ ceilings and an open-concept layout combining the living room, kitchen, and dining area, creating a bright and inviting space. The modern kitchen features double islands, a large walk-in pantry, and plenty of counter and storage space. A 2-piece bath completes the main level. Upstairs offers 3 generous bedrooms, including a primary suite with a walk-in closet and a 5-piece ensuite. The second and third bedrooms share a convenient Jack & Jill bathroom. Durable LVP flooring runs throughout (excluding stairs), with 12x24 tile in the bathrooms for a modern finish. The fully developed basement includes a separate side entry, 9’ ceilings, a self-contained illegal suite, a full bath, and dedicated laundry – perfect for extended family or rental income. Enjoy the sunny west-facing backyard with a deck and fenced yard, ideal for outdoor living. The double detached garage provides ample parking and storage. Prime location with quick access to Country Hills Blvd and Stoney Trail, and just minutes from shopping, schools, parks, and restaurants. Don’t miss this opportunity – book your private showing today!