

\$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, you're close to parks, pathways, schools, shopping, and have easy access to major routes, making every day effortless and enjoyable. You don'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, 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 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 25
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.