



THE
A-TEAM

**RE/MAX
FIRST**

133 CORNER MEADOWS Way, Calgary T3N 1Y5

MLS®#: **A2107153**

Area: **Cornerstone**

Listing Date: **07/26/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,284 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,300**
Low Sqft:
Ttl Sqft: **2,300**

DOM

52
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,Corner Lot,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Gray Water System**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,Open Floorplan,Pantry,Smart Home,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| 4pc Bathroom | Main | 7`7" x 4`11" |
| Dining Room | Main | 9`11" x 10`0" |
| Living Room | Main | 13`0" x 14`2" |
| 5pc Ensuite bath | Upper | 11`5" x 13`8" |
| Bedroom | Upper | 11`0" x 14`8" |
| Laundry | Upper | 5`10" x 5`11" |
| Walk-In Closet | Upper | 11`6" x 10`11" |

| Room | Level | Dimensions |
|--------------------------|-----------------|------------------------|
| Office | Main | 10`3" x 9`6" |
| Kitchen | Main | 11`11" x 13`11" |
| 4pc Bathroom | Upper | 6`5" x 8`7" |
| Bedroom | Upper | 9`1" x 15`1" |
| Family Room | Upper | 11`6" x 12`2" |
| Bedroom - Primary | Upper | 12`5" x 13`10" |
| 4pc Bathroom | Basement | 9`7" x 5`10" |

**Bedroom
Game Room**

**Basement
Basement**

**11`8" x 9`10"
13`11" x 14`8"**

**Kitchen
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**7`10" x 12`9"
9`7" x 17`4"**

Title:
Fee Simple
Legal Desc:

2011639

Zoning:
R-G

Remarks

Pub Rmks:

Stunning Double Garage Home with Legal Suite! Discover this beautifully designed FORMER SHOWHOME - 4 bedroom, 4 bathroom family home featuring a double garage and a fully equipped legal suite. This property offers the perfect combination of modern living and investment potential, making it ideal for families, investors, or multi-generational living. SMART HOME with 2 Furnaces and Central A/C., WATER SPRINKLER SYSTEM, HUNTER DOUGLAS BLINDS. Main Floor: Step into a world of comfort and style. The main floor boasts an open-concept living and dining area, flooded with natural light, creating a welcoming atmosphere for entertaining guests. ENGINEERED HARDWOOD flooring, METAL SPINDLES Railing, ACCENT WALLS are great features. The gourmet kitchen, equipped with stainless steel appliances, granite countertops, and a spacious island, is a chef's dream. A dedicated office space provides a quiet area for work or study, which can be converted to main floor bedroom, with closet and 4 piece bathroom. There's enough storage space in the well-organized pantry. Second Floor: The upper level offers a peaceful retreat. The generously sized Master suite features a walk-in closet and a luxurious ensuite, with DOUBLE VANITY, SHOWER and SOAKER TUB, separate TOILET SEAT room. Two additional well sized bedrooms with ample closet space share a well-appointed bathroom, with TILES up to CEILING. A convenient laundry room adds to the practicality of this level. Basement/Legal Suite: This versatile lower level offers endless possibilities. A fully equipped kitchen, well sized living room, and a cozy bedroom with an ensuite bathroom make it an ideal space for a legal suite, generating potential rental income. Alternatively, it can serve as a fantastic in-law suite or a private retreat for family members. Key Features: Double Garage: Spacious double-car garage with ample storage space and direct access to the home. Outdoor Space: Enjoy the outdoors on the landscaped backyard patio. Energy Efficiency: Built with energy-saving features for comfort and cost-efficiency. Location: Situated in a friendly neighborhood, this home offers easy access to Banks, Medical office, Dental office, Restaurants, Schools, Parks, Shopping centers, and Public transportation. Don't miss out on this incredible opportunity! Schedule a showing today to explore all that this home has to offer!

Inclusions:
Property Listed By:

**none
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123