



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 CORNER MEADOWS Common, Calgary T3N 1K1**

MLS®#: **A2121752**

Area: **Cornerstone**

Listing Date: **04/11/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,873 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,809**

Low Sqft:

Ttl Sqft: **1,809**

DOM

**38**

Layout

Beds: **6 (4 2 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,City Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,Open Floorplan,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 4`11"
Dining Room	Main	12`9" x 9`1"
Living Room	Main	15`0" x 10`8"
4pc Bathroom	Upper	9`1" x 5`1"
Bedroom	Upper	9`6" x 12`2"
Bedroom - Primary	Upper	14`1" x 15`0"
4pc Bathroom	Basement	7`7" x 5`1"

Room	Level	Dimensions
Bedroom	Main	11`8" x 9`5"
Kitchen	Main	12`9" x 9`11"
3pc Ensuite bath	Upper	8`10" x 5`1"
Bedroom	Upper	9`3" x 13`7"
Laundry	Upper	8`10" x 5`6"
Walk-In Closet	Upper	5`9" x 8`11"
Bedroom	Basement	11`10" x 13`3"

Bedroom	Basement	9`9" x 11`1"	Kitchen	Basement	14`3" x 9`10"
Living Room	Basement	14`3" x 8`11"	Legal/Tax/Financial		
<hr/>					
Title:	Zoning:				
Fee Simple	R-G				
Legal Desc:	1712315		Remarks		
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Pub Rmks:	Welcome to this beautiful 6 bedroom 4 full bathroom house in the sought after community of Cornerstone. As you enter through the entrance door on the left is the main floor bedroom and full bathroom. Past the main floor bedroom and bathroom you are welcomed to open concept floorplan with living room and dining area and the kitchen at the rear of the house. The kitchen comes equipped with Stainless appliance with chimney hoodfan. Upstairs you will find 2 good size bedrooms with 4 piece bathroom and laundry room. The spacious master bedroom has its own 3 piece ensuite and walk-in closet. The basement has separate entrance and has 2 bedrooms, 1 bathroom and spacious kitchen and living room. The basement comes with separate laundry. There is concrete walkway leading to separate entrance to basement and to the rear of the house. There is concrete pad for parking in the rear of the house. The concrete patio in the back makes the backyard low maintenance. The house comes equipped with solar panels. Book your showing today.				
Inclusions:	N.A				
Property Listed By:	URBAN-REALTY.ca				
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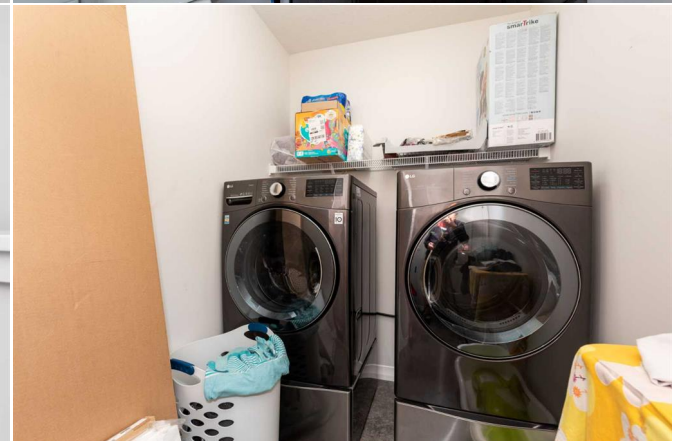
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



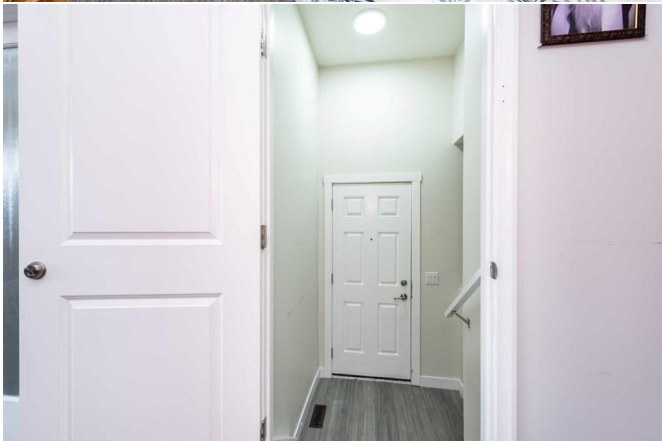




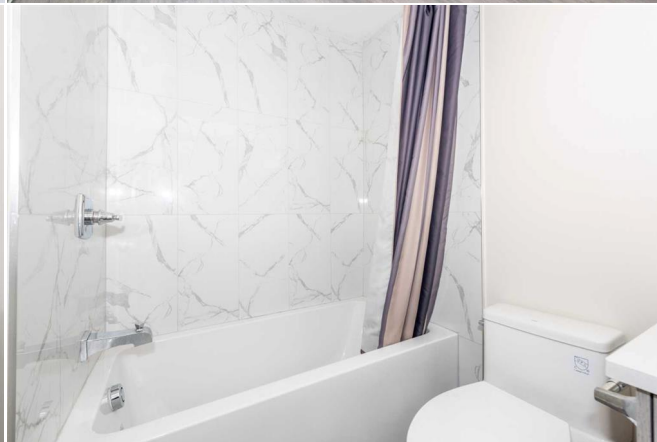














10 Corner Meadows Common NE, Calgary, AB

Main Floor Exterior Area 902.66 sq ft



0 4 8 ft

PREPARED: 2024/04/09

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



10 Corner Meadows Common NE, Calgary, AB

1st Floor Exterior Area 907.09 sq ft  
Excluded Area 10.90 sq ft



0 4 8 ft

PREPARED: 2024/04/09

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10 Corner Meadows Common NE, Calgary, AB

Main Building Total Exterior Area Above Grade 1909.76 sq ft



0 4 8 ft

PREPARED: 2024/04/09

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BiGUIDE

10 Corner Meadows Common NE, Calgary, AB

Basement (Below Grade) Exterior Area 825.68 sq ft



0 4 8 ft

PREPARED: 2024/04/09

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