



THE
A-TEAM

**RE/MAX
FIRST**

300 CORNER MEADOWS Manor, Calgary T3N1J7

MLS® #: **A2123873**

Area: **Cornerstone**

Listing Date: **04/19/24**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **4,068 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,707**
Low Sqft:
Ttl Sqft: **2,707**

DOM

30
Layout
Beds: **6 (4 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`8" x 22`5"
3pc Bathroom	Main	4`11" x 7`9"
Foyer	Main	14`8" x 5`9"
Spice Kitchen	Main	7`0" x 9`9"
5pc Ensuite bath	Second	10`1" x 10`3"
Bedroom - Primary	Second	10`4" x 13`3"
3pc Bathroom	Second	10`2" x 4`11"

Room	Level	Dimensions
Den	Main	12`9" x 9`8"
Dining Room	Main	12`5" x 9`2"
Kitchen	Main	12`5" x 15`5"
Bedroom - Primary	Second	14`6" x 16`4"
Family Room	Second	14`3" x 12`7"
4pc Bathroom	Second	6`5" x 8`10"
Bedroom	Second	10`2" x 13`4"

Bedroom
Walk-In Closet
Bedroom
Kitchen

Second
Second
Basement
Basement

9`6" x 14`11"
10`1" x 6`7"
11`7" x 11`0"
10`2" x 10`9"

Laundry
Bedroom
3pc Bathroom

Second
Basement
Basement

7`3" x 6`7"
11`8" x 10`1"
10`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE coming Sunday between(12:00PM - 4:00PM) 21 APRIL 2024. This elegant home built by Truman on a walkout lot that is backing on to pond (wet land) and a walking path, features more than 2700 Sq. ft. of living space throughout the main and upper level + it has additional more than 1000 Sq. ft. of finished walkout basement, total of 6 bedrooms, 5 full washrooms and double attached garage. The main floor is designed with an open concept which brings in a lot of natural light. This house has LOTS of upgrades- 9 ft. ceiling on all levels, 8 feet doors and triple pane windows. Main floor has 2 huge living areas, full washroom, main kitchen, dining area and a good size spice kitchen with gas range and big pantry. Main floor also includes Engineered Hardwood floors, Quartz counter tops and Stainless-Steel Appliances. Upper level has 4 bedrooms, huge family room, laundry room and 3 full washrooms. Fully finished 2-bedroom basement with separate entry. Basement already rented out (\$1500.00+ 40% utilities). Concrete work done ,fully landscaped and fenced. Easy access to Stony trail, Country hills and Airport trail. Very close to bus stop and walking distance to 2 future schools.**

Inclusions:
Property Listed By: **N/A
PREP Realty**

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













