



THE
A-TEAM

**RE/MAX
FIRST**

529 CORNER MEADOWS Way, Calgary T3N 2C9

MLS®#: **A2124758**

Area: **Cornerstone**

Listing Date: **04/20/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **+\$30k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,574 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,742**

Low Sqft:

Ttl Sqft: **1,742**

DOM

30

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot,Street Lighting,Rectangular Lot

Double Garage Attached,Driveway,Garage Faces Front,On Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**

Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Foyer	Main	22`10" x 6`4"
Living Room	Main	12`9" x 14`10"
5pc Ensuite bath	Upper	11`0" x 13`0"
Bedroom	Upper	9`1" x 12`11"
Bedroom - Primary	Upper	11`7" x 15`1"
Bedroom	Basement	9`8" x 11`5"

Room	Level	Dimensions
Dining Room	Main	10`0" x 7`9"
Kitchen	Main	10`2" x 13`1"
4pc Bathroom	Upper	8`11" x 4`11"
Bedroom	Upper	9`0" x 10`7"
Family Room	Upper	14`4" x 17`1"
4pc Bathroom	Basement	4`4" x 11`4"
Bedroom	Basement	9`4" x 9`0"

Kitchen
Furnace/Utility Room

Basement
Basement

8`5" x 6`7"
9`3" x 6`9"

Game Room

Basement

12`6" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211041

Remarks

Pub Rmks: ****Legal 2 Bedroom Basement Suite with Separate Laundry** | Brand New Home | 1734 SqFt | Quartz Countertops | Stainless Steel Appliances | Pantry| Large Vinyl Windows | Open Floor Plan | Upper Level Family Room | Upper Level Laundry | Deck | Front Attached Double Garage. Welcome to your stunning new home! 529 Corner Meadows Way is a gorgeous brand new home boasting 1734 SqFt throughout the main and upper levels with an additional 677 Sqft in the legal basement suite. This home is complimented with top of the line finishes throughout; wide plank flooring, plush carpet, high ceilings, pot lighting and large vinyl windows. The open floor plan kitchen, dining and living rooms make this the perfect home to entertain friends. The kitchen is finished with quartz countertops, full height cabinets, stainless steel appliances, a corner pantry with wire shelving and a large centre island with barstool seating. Off the kitchen is the dining room with a door that leads to the back deck and yard. The living room is centred with a gas fireplace with a stone backsplash. The main level is completed with a 2pc bathroom. Upstairs holds 3 large bedrooms, 2 bathrooms, a family room and laundry. The primary bedroom is expansive with a walk-in closet and grand 5pc ensuite bathroom. The ensuite has a deep soaking tub, walk-in shower, double vanity and private washing closet. Bedrooms 2 & 3 are situated on the other side of the family room which compliments the primary bedroom's privacy. Bedrooms 2 & 3 are both a great size and these share the main 4pc bathroom with a tub/shower combo. The upper level family room is an added bonus as its a great space to relax with your family in the evenings. The upper level laundry near the bedrooms is great convenience! Downstairs, the legal 2 bedroom basement suite is a great addition to this home! With a separate side entry, the basement is finished with 2 bedrooms, an open floor plan, rec room, 4pc bathroom and laundry room. The kitchen is finished with tile flooring, stainless steel appliances, quartz countertops and ample cabinet storage. The rec room makes it possible for both living and dining in this space. The basement bedrooms are a great size, these are the 4pc bathroom with a tub./shower combo. The laundry is stacked washer/dryer set in the hall not to take up any living space. Outside is a great deck and backyard to enjoy in the summer months! The front attached garage and driveway allow for 4 vehicles to be parked at any time and street parking is readily available too. Hurry and book your showing today!**

Inclusions:
Property Listed By: **Basement: Refrigerator, Stove, Microwave Hood Fan, Washer, Dryer RE/MAX Crown**

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











