



THE
A-TEAM

**RE/MAX
FIRST**

71 CORNER MEADOWS Manor, Calgary T3N 1K1

MLS® #: **A2124969**

Area: **Cornerstone**

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

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,647 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,450**
Low Sqft:
Ttl Sqft: **1,450**

DOM

25

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Private**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 13`5"
Dining Room	Main	11`8" x 9`6"
Foyer	Main	5`6" x 4`11"
Balcony	Main	11`5" x 9`6"
4pc Ensuite bath	Upper	9`4" x 4`11"
Bedroom	Upper	9`6" x 9`4"
4pc Bathroom	Upper	8`7" x 4`11"

Room	Level	Dimensions
Kitchen	Main	11`8" x 11`6"
2pc Bathroom	Main	4`11" x 4`11"
Mud Room	Main	7`2" x 4`3"
Bedroom - Primary	Upper	13`5" x 11`4"
Bedroom	Upper	10`6" x 9`4"
Laundry	Upper	5`8" x 3`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1712315

Remarks

Pub Rmks: *****OPEN HOUSE, 4th of April @ 12:00-2:00 PM*** Welcome to this Eco-Friendly home equipped with Solar Panels! Harness the power of the sun and reduce your energy bills. The Solar System is owned and free from loans, making it an asset to the transaction. This beautiful inviting residence where comfort meets style. As you step through the front door, you're greeted by the Bright Open-Concept living room and kitchen, creating a seamless flow perfect for entertaining or relaxing with family. Main floor high lights - Laminate Flooring throughout ensures easy maintenance and a cohesive look. The kitchen is a culinary dream, complete with Stainless Steel appliances - French Door Refrigerator, upgraded Gas Stove, Chimney Hood Fan and Built-in Microwave. The dark brown kitchen cabinets provide ample storage space, while the white Quartz countertop adds a touch of elegance. A convenient powder room on the main floor caters to your guests needs. Heading upstairs, the primary bedroom It boasts a 4-piece ensuite bath and walk-in closet. You will find another two good sized bedrooms and 4 piece bath for family members or guests. The convenient upstairs laundry ensures that chores are a breeze, No need to lug laundry up and down the stairs! Step out onto the back deck and discover the nice gazebo, where you can unwind with a book or host summer gatherings. The meticulously landscaped yard features a concrete pathway leading to the garage. Backyard is fully fenced, offering both privacy and security for your furry companions. Basement is unspoiled waiting for your design. It has a separate entry and your future bathroom rough-in. The home is located near Parks And Playgrounds. Cornerstone is a few minutes drive to nearby upcoming shopping plazas, all major highways, Cross iron mills, YYC airport, shopping, shopping, schools and other amenities. This home is a harmonious blend of functionality and elegance. Schedule a viewing today and experience the thoughtful layout firsthand!**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

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











