



THE A-TEAM

RE/MAX FIRST

534 CORNER MEADOWS WAY NE Meadows, Calgary T3n2c9

MLS@#: A2139775 Area: Cornerstone Listing Date: 06/14/24 List Price: \$699,999
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2022
Finished Floor Area: 1,458
Low Sqft: 1,458
Ttl Sqft: 1,458
Lot Sz Ar: 2,818 sqft
Lot Shape:

DOM

21
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Back Lane, Rectangular Lot
Park Feat: Off Street, On Street, Outside, Parking Pad

Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Vinyl Siding
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Int Feat: No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 4pc Ensuite bath, etc.

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211041

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY JUNE 29 11AM TO 3PM LEGAL 1 BEDROOM BASEMENT SUITE! QUARTZ COUNTER TOP! STAINLESS STEEL APPLIANCES!OPEN FLOOR PLAN!SOLAR PANEL! 1YEAR OLD HOME!**This amazing home offers more than 2100sqft of total living space complete with a fully developed 1 bedroom **LEGAL BASEMENT** in the community of cornerstone ne. Upon entering, you'll be greeted by a spacious and inviting layout, featuring 3 generously sized bedrooms and 2.5 baths, providing ample space for relaxation and rejuvenation. The main floor offers an open-concept living area, ideal for entertaining guests or enjoying quality family time. This home also comes with 1 bedroom **LEGAL BASEMENT** to cover some of your expense or to have extra space for yourself .Outside, you'll appreciate the convenience of the rear gravel parking pad, providing hassle-free parking for multiple vehicles. Plus, the solar panels on roof and with tankless water heater, you'll enjoy energy-efficient living and reduced utility costs .Don't miss out on the opportunity to make this delightful residence your new home sweet home. **Schedule your showing today!**

Inclusions: **none**
Property Listed By: **Creekside Realty**

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







