

141 CORNER MEADOWS Gate, Calgary T3N 1B8

MLS®#:	A2142904	Area:	Cornerstone	Listing Date:	06/21/24	List Price: \$639,000
Status:	Active	County:	Calgary	Change:	-\$30k, 01-Aug	Association: Fort McMurray



General Informatior	<u>1</u>			DOM		
Prop Type:	Residential			99		
Sub Type:	Semi Detached	l (Half		Layout		
	Duplex)	Finished Floor Ar	ea	Beds:	3(21)	
City/Town:	Calgary	Abv Sqft:	1,593	Baths:	3.5 (3 1)	
Year Built:	2018	Low Sqft:		Style:	2 Storey,Side by Side	
Lot Information		Ttl Sqft:	1,593			
Lot Sz Ar: Lot Shape:	2,917 sqft			Parking		
Lot onupe.				Ttl Park:	2	
				Garage Sz:	2	
Access:						
Lot Feat:	Back Lane,Corner Lot					
Park Feat:	K Feat: Double Garage Detached, Garage Faces Rear					

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingl Forced Air,Nat None			Construction: Stone,Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete						
Kitchen Appl:		Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings								
Int Feat: Utilities:		Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)								
				Room Information						
Room		Level	Dimensions	Room	Level	Dimensions				
2pc Bathroom		Main	4`10" x 4`11"	Dining Room	Main	10`9" x 11`10"				
Kitchen		Main	11`10" x 13`11"	Living Room	Main	12`11" x 18`3"				
4pc Bathroom		Upper	8`2" x 4`11"	4pc Ensuite bath	Upper	4`11" x 8`9"				
Bedroom		Upper	11`7" x 12`4"	Family Room	Upper	12`8" x 13`10"				
Bedroom - Prin	nary	Upper	10`7" x 13`10"	4pc Bathroom	Basement	8`4" x 4`11"				
Bedroom		Basement	11`10" x 11`2"	Kitchen	Basement	7`7" x 11`1"				
Game Room		Basement 12`1" x 17`10"		Furnace/Utility Room	Basement	7`4" x 8`6"				

Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	Zoning: R-Gm 1712315 Remarks				
Pub Rmks: Inclusions: Property Listed By:	A stunning 2-storey side-by-side duplex featuring a total of 3 bedrooms and 3.5 baths that seamlessly blends modern convenience with comfortable elegance. This beautifully designed home offers an inviting open floor plan, perfect for both entertaining and everyday living. As you step inside, you'll be greeted by a spacious, light-filled living area that flows effortlessly into the well-appointed kitchen. The kitchen is a chef's dream, featuring a large island, ample counter space, and a convenient pantry, providing plenty of storage and functionality for all your culinary needs. The main floor's thoughtful layout creates an ideal space for gatherings with family and friends, with a seamless transition from the kitchen to the dining and living areas. Upstairs, you'll discover a cozy family room, perfect for movie nights or as a kids' play area. The primary bedroom is a true retreat, offering a 4-piece ensuite bath and a generous walk-in closet, providing a space to unwind at the end of the day. The second bedroom also features a walk-in closet, ensuring that storage will never be an issue. The fully finished basement adds even more versatility to this already impressive home. It boasts a second kitchen, making it perfect for extended family living. The basement also includes a spacious recreational room with a cozy fireplace, providing a warm and inviting space for relaxation or entertaining. Additionally, the basement bedroom features its own walk-in closet, offering privacy and convenience for guests or family members. This home is ideally suited for a growing family or anyone seeking a spacious, stylish living environment. The property's thoughtful design and numerous amenities make it a standout choice in the market. Don't miss the opportunity to make 141 Corner Meadows Gate NE your new home, where comfort, style, and functionality come together in perfect harmony! Schedule a showing today and experience the charm and elegance of this exceptional property. All appliances listed in the appliance section. Ther				

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