



THE
A-TEAM

**RE/MAX
FIRST**

317 CORNER MEADOWS Way, Calgary T3N1Y5

MLS®#: **A2149504**

Area: **Cornerstone**

Listing Date: **07/14/24**

List Price: **\$874,888**

Status: **Active**

County: **Calgary**

Change: **-\$12, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,487 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,276**

Low Sqft:

Ttl Sqft: **2,276**

DOM

64

Layout

Beds: **5 (4 1)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|--------------------------|-----------------|----------------------|
| 3pc Bathroom | Main | | Bedroom | Main | 10`4" x 9`5" |
| Dining Room | Main | 10`0" x 10`4" | Kitchen | Main | 18`9" x 14`3" |
| Living Room | Main | 12`11" x 14`4" | 4pc Bathroom | Upper | |
| 5pc Ensuite bath | Upper | | Bedroom | Upper | 9`1" x 13`1" |
| Bedroom | Upper | 9`1" x 13`0" | Den | Upper | 11`6" x 12`1" |
| Laundry | Upper | | Bedroom - Primary | Upper | 13`0" x 14`3" |
| Walk-In Closet | Upper | | 4pc Bathroom | Basement | |

Bedroom
Kitchen
Game Room

Basement
Basement
Basement

11`0" x 13`7"
8`4" x 13`1"
13`5" x 28`10"

Den
Laundry

Basement
Basement

10`5" x 9`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2011639

Zoning:
R-G

Remarks

Pub Rmks:

5 BEDROOMS + DEN | 4 FULL BATHROOMS | BEDROOM+ FULL BATH ON MAIN FLOOR | ILLEGAL BASEMENT SUITE | BACKING ONTO FIELDS/NO NEIGHBOURS BEHIND | Welcome to your Dream Home in the vibrant community of Cornerstone, Calgary. This exquisite abode offers an unparalleled blend of elegance and functionality. As the proud first owners, meticulous care and thoughtful upgrades have transformed this 5 bedroom residence into a haven of luxury. The main floor showcases sleek LVP flooring, stone countertops, and an open-concept layout. A bedroom with a 3-piece bathroom offers convenience for guests or multi-generational living. The kitchen features upgraded black Samsung appliances, a KitchenAid dishwasher, and quartz countertops, with a rough-in ready for a spice kitchen. The breakfast bar with seating for two opens to a spacious dining area, perfect for entertaining and family gatherings, leading to a private deck. The bright living room, enhanced by natural light, creates a warm and inviting atmosphere. Upstairs, the home offers three generously sized bedrooms, each with walk-in closets and organizers. The primary suite boasts a luxurious 5-piece bath, a spacious walk-in closet with an extra French door, and a separate toilet room with light and fan. A bonus room with a tray ceiling provides an ideal space for a play area or movie nights. Completing the upper floor are a convenient laundry room and a 4-piece bath, ensuring all essentials are within easy reach. Two additional larger windows added to the stair wall enhance the overall brightness. The fully finished illegal basement adds significant value with a bedroom and a den currently rented for \$1700/month, providing flexibility for additional income or extended family living. Additional upgrades in this house include 6 solar panels reducing electricity bills, 5 smart switches with Wi-Fi control, Ceiling fan rough-ins throughout the house and a glass railing enhancing both efficiency and style. The backyard, featuring a deck and fence, opens to green space, ensuring privacy with no neighbors at the back. This home is perfect for growing families seeking space and comfort. A home like this won't last long! Call your favorite realtor today.

Inclusions:
Property Listed By:

**Basement Appliances: Electric Stove,Washer/Dryer,Referigerator,Hood-fan,Microwave
Real Broker**

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