



THE
A-TEAM

**RE/MAX
FIRST**

56 CORNER MEADOWS Manor, Calgary T3N2E2

MLS®#: **A2157517** Area: **Cornerstone** Listing Date: **08/13/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,556**
 Low Sqft:
 Ttl Sqft: **1,556**

DOM

36
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bidet, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`9" x 10`1"	Foyer	Main	7`2" x 14`6"
Furnace/Utility Room	Main	6`10" x 4`0"	2pc Bathroom	Second	
Dining Room	Second	13`0" x 6`3"	Family Room	Second	17`3" x 9`9"
Kitchen	Second	11`11" x 12`0"	Living Room	Second	8`9" x 8`0"
3pc Ensuite bath	Third		4pc Bathroom	Third	
Bedroom	Third	8`3" x 12`5"	Bedroom	Third	8`10" x 10`1"
Bedroom - Primary	Third	13`8" x 11`6"			

Condo Fee:
\$258

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1

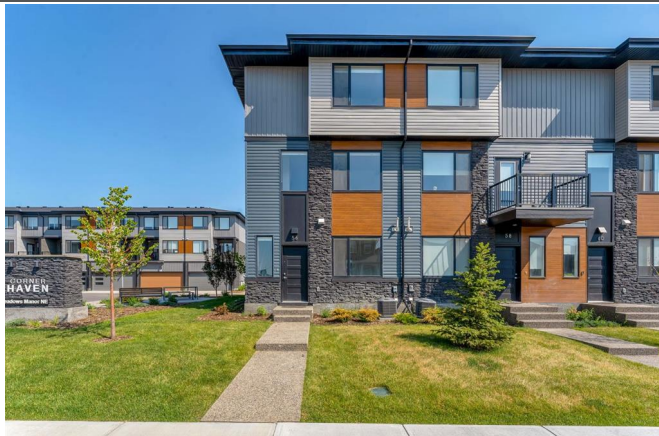
Legal Desc: **2310591**

Remarks

Pub Rmks: **END UNIT | 4 BED 2.5 BATH | DOUBLE GARAGE | AIR CONDITIONING | 2022 BUILT | LOW CONDO FEE | Welcome to this stunning 4-bedroom, 2.5-bathroom residence boasting elegance and modernity at every turn. Situated within the sought-after community of Cornerstone, this meticulously crafted townhouse, constructed in 2022 by Shane Homes, presents an exceptional living experience. Step inside and be captivated by the bright and airy ambiance, accentuated by an open exposure that floods the home with natural light. Designed with the utmost attention to detail, this abode features high-end finishes throughout, setting it apart from the rest. The main floor welcomes you with a spacious foyer leading to a versatile den, which can be used as a fourth bedroom, along with a utility room and an attached double garage, providing both convenience and functionality. Recent upgrades to the garage include fresh paint and new space-saving shelves, enhancing both its aesthetic and practical appeal. Ascending to the second level, discover a seamless open-concept layout complemented by soaring 9-foot ceilings and expansive windows, offering panoramic views of the surrounding landscape. The upgraded kitchen is a culinary masterpiece, boasting premium quartz countertops, soft-close cabinetry, stainless steel appliances, and an upgraded kitchen island, making meal preparation a delight. Additional kitchen upgrades include a modern backsplash and a soap dispenser. Entertain guests in the dedicated dining area or unwind in the large living room, bathed in sunlight and extending effortlessly onto an expansive balcony, perfect for alfresco dining or simply soaking in the tranquil atmosphere. Retreat to the third level, where luxury awaits in the form of a spacious primary bedroom featuring a walk-in closet and a luxurious 3-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient laundry area complete this level, ensuring comfort and convenience for all occupants. The closet shelves have been upgraded for extra storage, adding to the home's functionality. Other notable enhancements include an upgraded thermostat for optimal comfort, stylish new floor tiles in the half bathroom, sleek black door locks and hinges, and upgraded pot lighting throughout the home. Plus, starting from July 2024, enjoy peace of mind with a four-year warranty on all six Whirlpool appliances, including the upgraded fridge and stove. Outside, the landscaped front yard requires minimal maintenance, with mowing covered within the low condo fee, allowing you to enjoy the lush greenery without the hassle. Plus, with ample common areas, including nearby parks and recreational facilities, there's no shortage of outdoor enjoyment. Ideally suited for investors or first-time homebuyers seeking unparalleled quality at an exceptional value, this residence offers luxury living in lo \$500', making it an irresistible opportunity. Don't miss out on the chance to make this your dream home. Schedule a showing today.**

Inclusions: **None**
 Property Listed By: **Real Broker**

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









56 Corner Meadows Manor NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1556.35 sq ft



Ground Floor Exterior Area 285.02 sq ft
 1st Floor Exterior Area 933.53 sq ft
 2nd Floor Exterior Area 337.80 sq ft

PREPARED: 2024/07/09
 BIGUIDE

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

56 Corner Meadows Manor NE, Calgary, AB

Ground Floor Exterior Area 285.02 sq ft

Interior Area 252.91 sq ft

Excluded Area 374.48 sq ft



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 BIGUIDE

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56 Corner Meadows Manor NE, Calgary, AB

1st Floor Exterior Area 933.53 sq ft

Interior Area 545.24 sq ft



PREPARED: 2024/07/09
 BIGUIDE

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56 Corner Meadows Manor NE, Calgary, AB

2nd Floor Exterior Area 337.80 sq ft

Interior Area 628.89 sq ft



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 BIGUIDE

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