



THE
A-TEAM

**RE/MAX
FIRST**

493 CORNER MEADOWS Way, Calgary T3N 2C9

MLS®#: **A2157791**

Area: **Cornerstone**

Listing Date: **08/14/24**

List Price: **\$819,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,358 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,996**

Low Sqft:

Ttl Sqft: **1,996**

DOM

35

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`6"
Kitchen	Main	11`3" x 10`1"
Bedroom - Primary	Second	13`2" x 12`11"
Bedroom	Second	11`10" x 9`11"
2pc Bathroom	Main	5`4" x 4`5"
4pc Ensuite bath	Second	9`8" x 5`7"
Laundry	Second	8`6" x 5`5"

Room	Level	Dimensions
Living Room	Main	16`2" x 12`0"
Bonus Room	Second	12`7" x 11`5"
Bedroom	Second	12`7" x 11`10"
Bedroom	Second	11`10" x 9`11"
4pc Bathroom	Second	8`11" x 4`11"
4pc Bathroom	Basement	8`1" x 4`11"
Laundry	Basement	6`8" x 3`6"

Living/Dining Room Combination	Basement	9`4" x 8`6"	Bedroom	Basement	11`5" x 10`8"
Bedroom	Basement	9`4" x 8`5"	Kitchen	Basement	12`11" x 5`6"
Walk-In Closet	Second	6`5" x 5`7"	Pantry	Main	7`6" x 5`3"
Foyer	Main	12`6" x 5`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2211041**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully designed home features a spacious front-attached garage that offers convenience and curb appeal. This great home is backing on to an open green field and minutes away from Stoney Trail and country hills Blvd. Step inside to a warm and inviting foyer that leads you into an open-concept layout, perfect for modern living. The heart of the home is the expansive living room, ideal for family gatherings or cozy evenings. Imagine stepping into your living room and being greeted by a breathtaking view of an open green field. The tranquil scene creates a seamless connection between indoor comfort and the beauty of the outdoors, making this living room the perfect spot to relax, unwind, and enjoy the peaceful surroundings. Whether you're sipping your morning coffee or entertaining guests, the serene green field provides a picturesque backdrop that enhances the overall ambiance of your home. The adjacent kitchen boasts modern stainless steel appliances like gas stove, chimney hood fan, built in microwave, quartz counters, the ample cabinetry, and a seamless flow into the dining area, creating a perfect space for entertaining guests or enjoying everyday meals. The stairs to upper level well decorated with full railings and a wide open window. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite that serves as your private retreat. Additionally, a versatile bonus room offers endless possibilities—whether you need a home office, playroom, or additional living space. Backyard comes with a brand new wooden deck with iron railings and fully graded yard ready for your landscaping dreams. This home is designed with both style and function in mind, making it perfect for growing families or anyone who values comfort and convenience. Brand New Legal Basement Suite Downstairs, discover the perfect blend of comfort and convenience in this charming 2-bedroom legal basement suite. Whether you're looking for a rental income opportunity or an ideal space for extended family, this legal suite offers everything you need. Featuring a spacious living area, the legal suite is thoughtfully designed with an open layout that maximizes space and functionality. The modern kitchen is equipped with full-sized appliances, ample cabinetry, and a cozy dining area. Both bedrooms are generously sized, providing comfort and privacy, while large windows allow for plenty of natural light. Additional highlights include a full bathroom, in-suite laundry facilities, and a private entrance. Don't miss out on the opportunity to make this incredible property your own!**

Inclusions: **Refrigerator(basement),Hood fan (basement),Microwave(basement)**
 Property Listed By: **Real Estate Professionals Inc.**

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