



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 CORNER MEADOWS Common, Calgary T3N1J5**

MLS®#: **A2159645**      Area: **Cornerstone**      Listing Date: **08/29/24**      List Price: **\$684,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 14-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,647 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,754**  
 Low Sqft:  
 Ttl Sqft: **1,754**

DOM

**20**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Back Lane,Landscaped**  
**Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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<b>Entrance</b>	<b>Main</b>	<b>6`3" x 6`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`2" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 12`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 10`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 9`3"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`6" x 10`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`4" x 13`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 12`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`0" x 6`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 10`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>4`6" x 3`5"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1712315**

Zoning: **R-G**

Remarks

Pub Rmks: **Incredible Location | South Backyard | Main Floor Bedroom And Full Bathroom | Rear Double Car Garage Detached | Upper-Level Bonus Room | Side Entry To Basement | Basement With Plumbing & Kitchen Rough-In. Welcome to your dream home in the vibrant community of Cornerstone, Calgary NE! This stunning 4-bedroom plus upper-level bonus room, 3-bathroom property offers an exceptional blend of modern living and convenience, perfect for families of all sizes. As you step inside, you're greeted by a spacious open layout with abundant natural light, a 9 ft high ceiling on the main level and enhanced by larger windows. The main level features a well-appointed bedroom and a full bathroom, ideal for guests or multi-generational living. The heart of the home is the upgraded kitchen with granite countertops, and high-end appliances, including a smart fridge with a screen, a new gas stove, and an easy-access pantry. A unique upper-level bonus room provides additional space for relaxation or entertainment. The basement, with its side entry door, includes rough-ins for a bathroom and kitchen, making it ready for future development or a potential income suite. A secondary suite would be subject to approval and permitting by the city/municipality. Step outside to enjoy the south-facing backyard, designed for both privacy and leisure with a deck, railing, washed stone landscaping, and a fenced perimeter. The recently paved back alley leads to a double car garage, featuring an upgraded 8 ft door, extra electrical outlets, and ample street parking for visitors. Situated close to all essential amenities, including TD Bank, BMO, Chalo Freshco, Shoppers Drug Mart, Dollarama, Tim Hortons, Willowbrae Child Care, Anytime Fitness, and major grocery stores and restaurants. With easy access to Stony Trail, public transportation, school routes, and the upcoming Gurdwara Sahib location, this home offers both convenience and a strong sense of community. Don't miss the chance to make this exceptional property your own!**

Inclusions: **TV Mount, Mirror and key holder on the main level; Window Coverings**  
 Property Listed By: **Real Broker**

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











