



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

83
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped**
 Park Feat: **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

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

Laundry

Second

4`6" x 3`5"

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:

Property Listed By:

**TV Mount, Mirror and key holder on the main level; Window Coverings
Real Broker**

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











