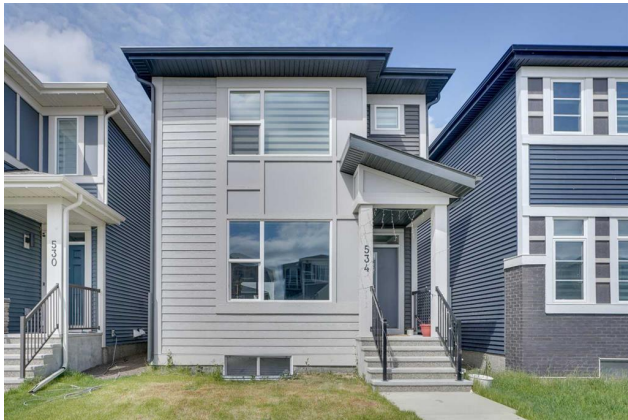


**534 CORNER MEADOWS WAY NE Meadows, Calgary t3n2c9**

MLS® #: **A2160693** Area: **Cornerstone** Listing **08/29/24** List Price: **\$685,900**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,818 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,458**  
 Low Sqft:  
 Ttl Sqft: **1,458**

DOM

**20**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Off Street,On Street,Outside,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 13`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 11`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 10`6"</b>	<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>14`6" x 25`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`1" x 16`9"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211041**

Remarks

Pub Rmks: **LEGAL 1 BEDROOM BASEMENT SUITE! QUARTZ COUNTER TOP! STAINLESS STEEL APPLIANCES!OPEN FLOOR PLAN!SOLAR PANEL! 1YEAR OLD HOME!This amazing home offers more than 2100sqft of total living space complete with a fully developed 1 bedroom LEGAL BASEMENT in the community of cornerstone ne. Upon entering, you'll be greeted by a spacious and inviting layout, featuring 3 generously sized bedrooms and 2.5 baths, providing ample space for relaxation and rejuvenation. The main floor offers an open-concept living area, ideal for entertaining guests or enjoying quality family time. This home also comes with 1 bedroom LEGAL BASEMENT to cover some of your expense or to have extra space for yourself .Outside, you'll appreciate the convenience of the rear gravel parking pad, providing hassle-free parking for multiple vehicles. Plus, the solar panels on roof and with tankless water heater, you'll enjoy energy-efficient living and reduced utility costs .Don't miss out on the opportunity to make this delightful residence your new home sweet home. Schedule your showing today!**

Inclusions:  
Property Listed By: **none**  
**Creekside Realty**

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



