



THE
A-TEAM

**RE/MAX
FIRST**

155 CORNER MEADOWS Grove, Calgary T3N 2C4

MLS® #: **A2162724**

Area: **Cornerstone**

Listing Date: **09/04/24**

List Price: **\$649,500**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,852 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,581**

Low Sqft:

Ttl Sqft: **1,581**

DOM

14

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle, Tile**

Heating: **Central, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Post & Beam, Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat: **Bathroom Rough-in, Breakfast Bar, Chandelier, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"	Dining Room	Main	14`10" x 10`9"
Kitchen	Main	11`6" x 13`3"	Living Room	Main	14`11" x 14`10"
3pc Ensuite bath	Second	5`11" x 8`11"	4pc Bathroom	Second	5`7" x 9`0"
Bedroom	Second	9`2" x 11`11"	Bedroom	Second	9`3" x 11`11"
Bedroom - Primary	Second	12`11" x 14`7"	Walk-In Closet	Second	3`8" x 3`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2210475

Remarks

Pub Rmks: **Welcome to this beautifully upgraded detached home, offering 1581sq ft of stylish and functional living space. The main floor boasts an open concept design with high-end finishes, featuring a gourmet kitchen at the rear with modern cabinetry, stainless steel appliances, and oversized windows that flood the space with natural light. The expansive dining and living areas are perfect for entertaining, showcasing upgraded flooring and elegant lighting fixtures. Upstairs, the luxurious primary bedroom includes a 3-piece ensuite and a walk-in closet. Two additional spacious bedrooms, a convenient upstairs laundry room, and a 3-piece common bathroom complete the upper level. Notable upgrades include designer finishes, upgraded countertops, and enhanced storage throughout. The home also offers a large backyard, a double detached garage, and an unfinished basement with a separate side entrance, ready for a future legal suite (zoning in place). This home combines modern style with future potential—don't miss out!**

Inclusions:
Property Listed By: **N/A**
Sutton Landmark Realty

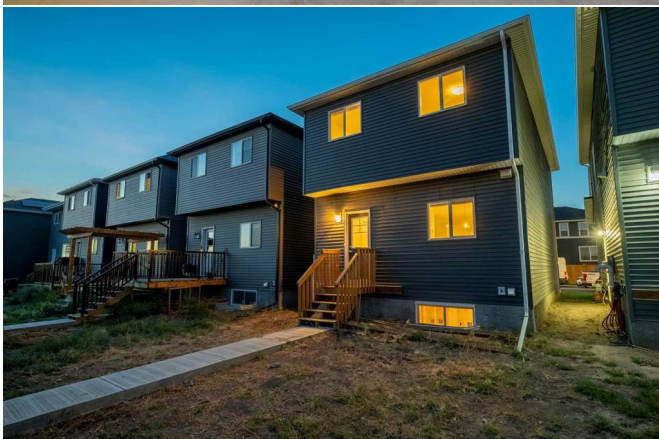
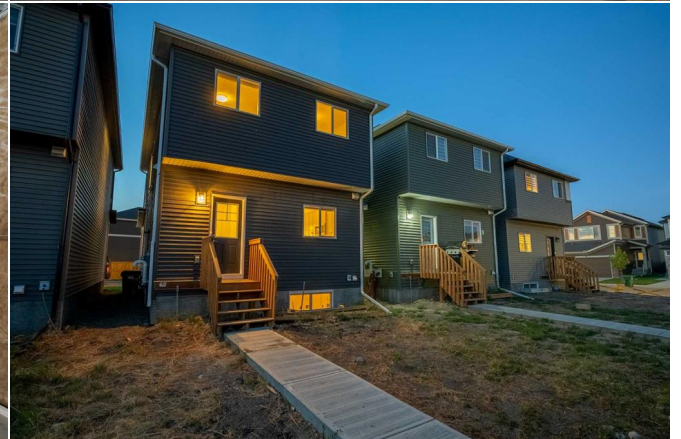
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

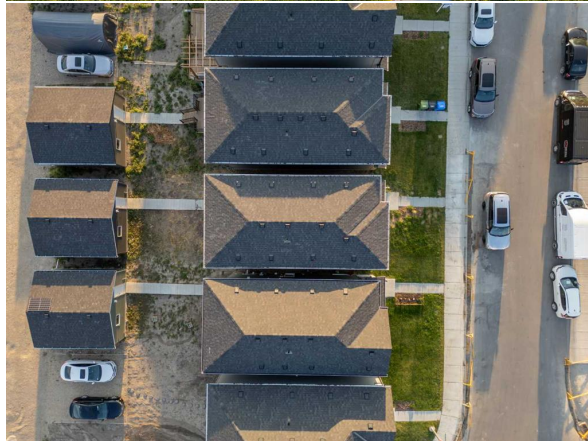






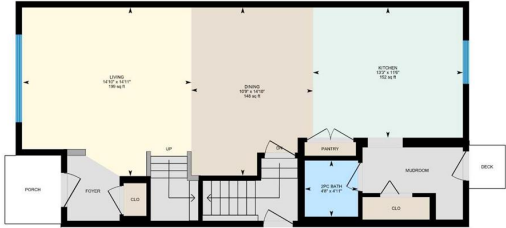






155 Corner Meadows Grove NE, Calgary, AB

Main Floor: 1710.00 sq ft
Interior Area: 134.41 sq ft



0 4 8 ft

PREPARED: 2024/09/04



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

155 Corner Meadows Grove NE, Calgary, AB

1st Floor Exterior Area 811.78 sq ft
Interior Area 743.24 sq ft
Excluded Area 12.87 sq ft



PREPARED 2024/06/04



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.