



THE
A-TEAM

**RE/MAX
FIRST**

301 CORNER MEADOWS Way, Calgary T3N 1B8

MLS®#: **A2163079** Area: **Cornerstone** Listing Date: **09/04/24** List Price: **\$799,000**
 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: **3,487 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,896**
 Low Sqft:
 Ttl Sqft: **1,896**

DOM

14
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 3`2"	Bedroom	Main	8`11" x 9`5"
Dining Room	Main	10`11" x 9`2"	Kitchen	Main	10`11" x 13`1"
Living Room	Main	11`7" x 14`4"	4pc Bathroom	Upper	8`11" x 5`9"
5pc Ensuite bath	Upper	10`2" x 11`7"	Bedroom	Upper	9`5" x 13`0"
Bedroom	Upper	9`1" x 15`4"	Bonus Room	Upper	13`4" x 12`11"
Bedroom - Primary	Upper	12`0" x 16`6"	Walk-In Closet	Upper	10`1" x 5`7"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

8`0" x 4`11"
8`11" x 11`5"
12`1" x 7`8"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

12`0" x 12`2"
12`0" x 5`7"
9`0" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2011639

Zoning:
R-G

Remarks

Pub Rmks:

Stunning and Modern Design House 6 Spacious Bedrooms Over 2,400 SqFt of Living Space Contemporary, Open-Concept Floor Plan Fully Finished Basement with Separate Entrance (Illegal Suite) Main Floor Features: Sleek, high-end glossy kitchen with modern finishes Stainless steel appliances, including a gas stove and chimney hood fan Corner pantry and large kitchen island Main floor bedroom - ideal for guests or home office Bright and cozy living room with a corner fireplace Elegant wood vinyl flooring throughout the main living areas 9 ft ceilings, adding a sense of space and openness Upstairs: 3 generously sized bedrooms Master bedroom with tray ceilings and a luxurious 5-piece ensuite Jetted tub, standing shower, and double sinks Convenient upstairs laundry room Fully Finished Basement: Separate entrance 2 well-sized bedrooms Open living space with a full kitchen and living room Full bathroom and separate laundry area Additional Information: This home is perfect for those seeking a blend of luxury, functionality, and modern design. Don't miss out on this incredible opportunity!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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