



THE
A-TEAM

**RE/MAX
FIRST**

243 CORNER MEADOWS Way, Calgary T3N 1Y5

MLS®#: **A2164365** Area: **Cornerstone** Listing Date: **09/25/24** List Price: **\$869,900**
 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: **2,333**
 Low Sqft:
 Ttl Sqft: **2,333**

DOM

3
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

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

Room	Level	Dimensions
Bedroom	Main	10`3" x 9`6"
Kitchen	Main	18`10" x 14`4"
4pc Bathroom	Upper	6`5" x 8`8"
Bedroom	Upper	11`5" x 14`11"
Laundry	Upper	5`10" x 6`0"
Bedroom - Primary	Upper	12`7" x 14`3"
4pc Bathroom	Basement	8`0" x 4`11"
Bedroom	Basement	11`10" x 9`7"
Laundry	Basement	11`9" x 3`9"

Game Room

Basement

13` 4" x 24` 9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

2011639

Remarks

Pub Rmks:

Stunning Finishes | Expansive Living Space | Central Air Conditioning | Main Level Bed & 4pc Bath | Chef's Kitchen | Gas Stove | Stainless Steel Appliances | Quartz Countertops | Walkthrough Pantry | High Ceilings | Large Windows | 3 Upper Level Bedrooms | Large Upper Level Family Room | Upper Level Laundry | 2 Bedroom Basement Suite(illegal) | Separate Entry | Open Floor Plan | Full Kitchen | Basement Laundry | Deck | Fully Fenced Backyard | Front Attached Double Garage | Driveway. Welcome to this stunning 2-storey family home boasting 2333 SqFt throughout the main and upper levels with an additional 859 SqFt in the 2 bedroom basement suite(illegal). The main level features a bedroom and 4pc bath with a tub/shower combo great for a large family! The main level open floor plan is incredible for hosting friends and family. The beautiful chef's kitchen is finished with quartz countertops, stainless steel built-in appliances, a gas cooktop, a gorgeous black tile backsplash that contrasts the white cabinets. The oversized centre island is an added bonus as it has both storage and barstool seating. The kitchen and mudroom are connected with a walkthrough pantry making grocery shopping easy! The dining and living rooms are full of natural light. The dining room is framed with sliding glass doors that lead to the deck and backyard. The living room is spacious and a great choice for day seating with guests! Upstairs holds 3 bedrooms, 2 full bathrooms, a family room and laundry. The primary bedroom is a personal oasis; this room is paired with a 5pc ensuite bath and a walk-in closet that connects to the laundry room! Bedrooms 2 & 3 are both a great size and these share the main 4pc bath with a tub/shower combo. The upper level family room is a treat for evening relaxation with the family. Downstairs is a 2 bedroom basement suite(illegal) with a separate side entry. The open floor plan in this lower level is great as it allows for both living and dining. The kitchen is outfitted with full height cabinets, stainless steel appliances and quartz countertops. The 2 bedrooms on this level are both a great size and share the main 4pc bath. The laundry room on this level is a stacked front load washer/dryer set with additional storage for dry goods or cleaning supplies. Outside is a great backyard to enjoy! The deck is the perfect space to enjoy an outdoor meal and the lawn has plenty of space for the kids to play. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too! Hurry and book your showing at this incredible home today.

Inclusions:

Property Listed By:

Basement: Stove, Range Hood, Refrigerator, RE/MAX Crown

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











