



THE
A-TEAM

**RE/MAX
FIRST**

221 CORNER MEADOWS Manor, Calgary T3N 1J7

MLS®#: **A2164917** Area: **Cornerstone** Listing Date: **09/14/24** List Price: **\$899,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **2,751**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,424 sqft** Ttl Sqft: **2,751**
 Lot Shape:

DOM

56
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Few Trees,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`9"	Dining Room	Main	13`0" x 10`1"
Family Room	Main	14`0" x 13`11"	Foyer	Main	12`0" x 8`3"
Kitchen	Main	12`11" x 13`11"	Laundry	Main	6`11" x 8`8"
Living Room	Main	10`3" x 13`4"	Pantry	Main	10`10" x 4`1"
4pc Bathroom	Upper	6`7" x 10`5"	5pc Ensuite bath	Upper	11`9" x 10`3"
Bedroom	Upper	10`11" x 11`3"	Bedroom	Upper	12`0" x 14`1"
Bedroom	Upper	11`6" x 10`4"	Family Room	Upper	19`0" x 17`8"

Bedroom - Primary
3pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

14`11" x 14`9"
7`4" x 9`8"
11`6" x 11`11"
15`0" x 14`3"
10`2" x 12`2"

Walk-In Closet
Bedroom
Kitchen
Storage

Upper
Basement
Basement
Basement

11`5" x 6`5"
13`8" x 10`11"
11`4" x 4`3"
7`7" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-G

Remarks

Pub Rmks:

****OPEN HOUSE: NOVEMBER 9 2024 SATURDAY 2:30 PM - 4:00PM**A beautifully designed 6-bedroom, 3.5-bathroom home in the desirable community of Corner Meadows. This residence offers an ideal combination of space, style, and functionality, perfect for large families or multi-generational living. As you step inside, you'll be greeted by a bright and open main floor that seamlessly connects the living, dining, and kitchen areas. The modern kitchen is equipped with stainless steel appliances, a spacious pantry, and a sleek kitchen island, perfect for meal preparation and casual dining. The adjacent dining area is perfect for family meals and gatherings. Upstairs, you'll find a comfortable family room that provides a great space for relaxation or entertainment, along with four generously sized bedrooms. The primary bedroom boasts a walk-in closet and a luxurious ensuite bathroom with dual vanity, offering a private retreat for relaxation. The additional bedrooms share a well-appointed full bathroom. The fully finished basement includes an illegal suite, featuring two additional bedrooms, a full bathroom, and a separate living area. This space offers endless possibilities, whether you're looking to accommodate extended family or simply enjoy extra living space. Outside, the oversized driveway is a standout feature, accommodating up to three cars with ease. The property also provides ample space for outdoor activities and gardening, with a gas line connection to enjoy your very own summer barbecues! Situated in a family-friendly neighborhood, parks, shopping, and offers easy access to major roadways.. Don't miss out on the opportunity to own this gem. Book your private showing today!**

Inclusions:
Property Listed By:

**All appliances listed in the appliance section and the shed and gazebo. There are 2 sets of stove, range hood, washer, dryer, and refrigerator
PropZap Realty**

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













