

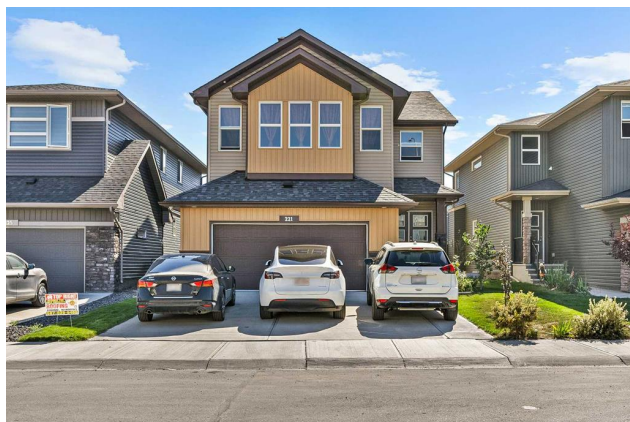


THE
A-TEAM

**RE/MAX
FIRST**

221 CORNER MEADOWS Manor, Calgary T3N 1J7

MLS®#: **A2164917** Area: **Cornerstone** Listing Date: **09/14/24** List Price: **\$879,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,424 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,751**
 Low Sqft:
 Ttl Sqft: **2,751**

DOM

80
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 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: **A beautifully designed 6-bedroom, 3.5-bathroom home in the desirable community of Corner Meadows, built on a 42-ft wide lot. This residence offers an ideal combination of space, style, and functionality, perfect for large families or multi-generational living. (Note: If needed, there is the potential to add a main floor bedroom and full bathroom on the main floor.) 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 ideal 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 neighbourhood, this home is close to parks and 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

