



THE
A-TEAM

**RE/MAX
FIRST**

119 CORNER MEADOWS Common, Calgary T3N1B8

MLS®#: **A2164946**

Area: **Cornerstone**

Listing Date: **09/13/24**

List Price: **\$890,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **2,302**

Low Sqft:

Ttl Sqft: **2,302**

Lot Information

Lot Sz Ar: **3,724 sqft**

Lot Shape:

DOM

6

Layout

Beds: **7 (5 2)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Rectangular Lot**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	33`2" x 43`0"
Foyer	Main	41`8" x 33`9"
Kitchen	Main	34`9" x 46`11"
Bedroom - Primary	Second	42`4" x 50`2"
Walk-In Closet	Second	33`2" x 18`4"
Bedroom	Second	34`1" x 31`10"
5pc Bathroom	Second	26`7" x 23`4"
4pc Ensuite bath	Second	16`5" x 24`3"

Room	Level	Dimensions
4pc Bathroom	Main	26`3" x 16`5"
Living Room	Main	41`8" x 50`2"
Dining Room	Main	34`9" x 35`1"
5pc Ensuite bath	Second	26`7" x 23`4"
Bonus Room	Second	41`8" x 52`10"
Bedroom	Second	33`6" x 33`2"
Bedroom	Second	42`0" x 37`9"
Bedroom	Lower	29`6" x 33`2"

Bedroom
4pc Bathroom
Furnace/Utility Room

Lower
Lower
Lower

40` 4" x 29` 6"
28` 10" x 16` 5"
29` 2" x 50` 2"

Kitchen
Living Room

Lower
Lower

41` 4" x 33` 6"
41` 4" x 45` 7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-G

Remarks

Pub Rmks: ***7 BEDROOM /5 FULL BATH/SIDE ENTRANCE/DEVOLPED BASEMENT/HEATED GARAGE/AMAZING DESIGN/ Over 3100+ SF of Living space. Welcome you into this stunning home located in the beautiful community of Cornerstone. This home is perfect for growing or multigenerational families. The main level offers gorgeous hardwood floors, a Bedroom, Full Bath, Huge Family room with gas fireplace, gorgeous kitchen featuring a gas cook top, refrigerator, built in oven, microwave, dishwasher and a beautiful quartz island. The separate dining area leads directly to concrete patio and a huge fully landscaped back yard. Upstairs, you'll find four large bedrooms (two with an ensuite), 3 full baths, stacked laundry room and a huge bonus room. The lower level is developed to the same high construction standards as the upper levels. It consists of 2 bedrooms, a full kitchen, 4-piece bath, and a large living room. This home completes with an attached heated double car garage. This house is close to shopping, restaurants, future school sites, parks, public transit, and major traffic arteries including Country Hills Boulevard and Stoney Trail. Don't miss out on the opportunity to own this gem. Book your private showing today!**

Inclusions:
Property Listed By: **N/A**
PREP Realty

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













