

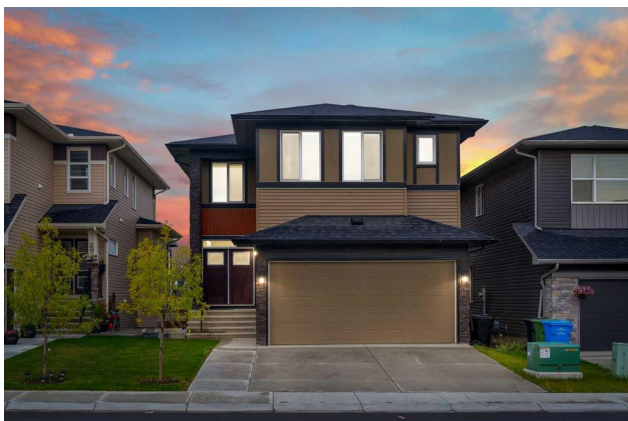


THE
A-TEAM

**RE/MAX
FIRST**

25 CORNER MEADOWS Gardens, Calgary T3N 1Y1

MLS®#: **A2165367** Area: **Cornerstone** Listing Date: **09/12/24** List Price: **\$969,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,025 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,732**
 Low Sqft:
 Ttl Sqft: **2,732**

DOM

7
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Creek/River/Stream/Pond,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Humidity Control**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Laminate**

Sewer:
 Ext Feat: **Garden,Private Entrance**

Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Gas Range,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`1" x 5`0"
Dining Room	Main	12`0" x 10`0"
Foyer	Main	7`6" x 6`0"
Kitchen	Main	12`0" x 12`5"
3pc Ensuite bath	Second	4`11" x 12`4"
5pc Ensuite bath	Main	12`0" x 9`6"
Bedroom	Second	12`8" x 11`0"

Room	Level	Dimensions
Bedroom	Main	11`10" x 10`2"
Family Room	Main	15`0" x 14`5"
Spice Kitchen	Main	7`11" x 7`5"
Living Room	Main	18`6" x 10`10"
5pc Bathroom	Second	12`8" x 6`2"
Bedroom	Second	12`8" x 11`0"
Bedroom	Second	13`4" x 13`1"

**Bedroom - Primary
Laundry**

**Second
Second**

**14`7" x 14`7"
9`7" x 5`8"**

**Bonus Room
Walk-In Closet**
Legal/Tax/Financial

**Second
Second**

**13`11" x 18`1"
12`0" x 4`10"**

Title:
Fee Simple
Legal Desc:

2011441

Zoning:
R-G

Remarks

Pub Rmks:

This stunning home, nestled in the heart of Corner Meadow, Calgary (Northeast), offers over 2,732 square feet of exceptional living space. Situated on a conventional lot, the property boasts a walkout basement that backs onto a serene ravine pond maintained by the City of Calgary, providing a picturesque setting right in your backyard. As you step through the grand double-door high entry, you're greeted by an inviting open-concept design. The spacious living room, the main floor also includes a bedroom with a full washroom featuring a walk-in shower, perfect for guests or use as a home office seamlessly flows into the kitchen, complete with a spice kitchen, ideal for culinary enthusiasts. . The adjoining family room and dining area offer breathtaking views of the ravine, creating the perfect space for family gatherings. Step out onto the deck for summer barbecues and enjoy the tranquility of your surroundings. Upstairs, a bonus room adds extra living space, perfect for a media room or play area. The upper level is home to four spacious bedrooms, including two master suites. The master bedrooms feature spectacular views of the pond and luxurious en-suite bathrooms with double vanities and 5-piece fixtures. The other two bedrooms share a common bathroom, and the convenience of an upstairs laundry room adds to the practicality of the home. The unfinished basement offers endless potential and comes equipped with two furnaces, allowing for easy conversion into a legal suite in the future. With easy access to nearby amenities and the added bonus of peaceful walks by the pond, this home perfectly combines modern convenience with natural beauty. Whether you're hosting or enjoying quiet family time, this home is the ideal retreat.

Inclusions:
Property Listed By:

**N/A
Century 21 Bravo Realty**

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

