



THE
A-TEAM

**RE/MAX
FIRST**

7 CORNER MEADOWS Common, Calgary T3N 1J5

MLS®#: **A2165889** Area: **Cornerstone** Listing Date: **09/14/24** List Price: **\$724,900**
 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: **1,786**
Lot Information Low Sqft:
 Lot Sz Ar: **3,799 sqft** Ttl Sqft: **1,786**
 Lot Shape:

DOM

5
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Rectangular Lot**
 Park Feat: **Additional Parking,Double Garage Detached,Gravel Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Gray Water System,Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 12`5"	Family Room	Main	13`11" x 11`9"
Dining Room	Main	9`10" x 9`2"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	12`5" x 14`11"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`7" x 10`11"	Bedroom	Upper	10`0" x 11`2"
Bedroom	Upper	8`10" x 12`3"	4pc Bathroom	Upper	0`0" x 0`0"
Game Room	Basement	19`6" x 31`9"	Bedroom	Basement	10`4" x 11`9"
4pc Bathroom	Basement	0`0" x 0`0"			

Title: **Fee Simple**
Legal Desc: **1712315**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this beautiful 1786 sqft home on a HUGE CORNER LOT in Cornerstone; 5 bedrooms, 3.5 baths, fully finished basement by the builder, & double detached garage! Main level: 9ft ceilings, laminate and tile flooring; there is a good size living room in the front and a large family room at the back of the house; the kitchen offers tasteful cabinets w/ crown molding, quartz countertops, stainless steel appliances, and a corner pantry; the spacious dining room leads to the huge wrap around and two tier deck, which also has a BBQ gas line; a half bath and laundry complete the main level. Upstairs you'll find a large primary bedroom w/ a walk-in closet & full ensuite bath that has a soaker tub & separate shower; there are 3 more good size bedrooms on this floor & another full bath; all bathrooms in the house have quartz countertops. The builder-developed fully finished basement offers 9 ft ceilings, a very large rec room, one bedroom, & a full bath. Windows in this home are enlarged for extra natural light, especially in the basement. Parking is never a problem w/ the double detached garage, extra gravel pad next to garage, & street parking in front and on the side, since it's a corner lot. Well located near variety of shopping, pond, parks, bike/walk pathways, and close to Stoney Trail. Don't miss this well-priced home, call today!**

Inclusions: **None**
Property Listed By: **Royal LePage METRO**

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











