



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 CORNER MEADOWS Common, Calgary T3N 1J5**

MLS®#: **A2165889**      Area: **Cornerstone**      Listing Date: **09/14/24**      List Price: **\$674,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 19-Nov**      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

**69**  
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:

Zoning:  
**R-G**

**1712315**

Remarks

Pub Rmks: **\*\*PRICE REDUCED\*\* 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:  
Property Listed By:

**None**  
**Royal LePage METRO**

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



















