



THE
A-TEAM

**RE/MAX
FIRST**

14 CORNER MEADOWS Common, Calgary T3N 1K1

MLS®#: **A2167310**

Area: **Cornerstone**

Listing Date: **09/19/24**

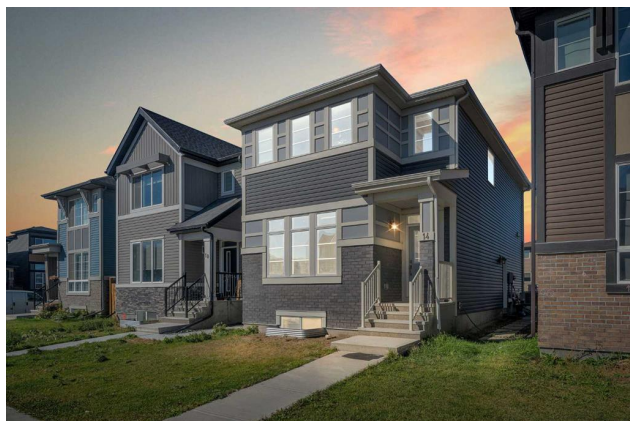
List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,873 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street, Parking Pad**

Finished Floor Area

Abv Sqft: **1,810**
Low Sqft:
Ttl Sqft: **1,810**

DOM

0

Layout

Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`7" x 9`5"
Living Room	Main	14`10" x 10`7"
Kitchen	Main	12`9" x 9`9"
Walk-In Closet	Upper	8`11" x 5`9"
Laundry	Upper	8`10" x 5`6"
Bedroom	Upper	13`6" x 9`3"

Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 4`11"
Dining Room	Main	12`9" x 9`2"
Bedroom - Primary	Upper	14`0" x 14`10"
3pc Bathroom	Upper	9`2" x 4`11"
4pc Bathroom	Upper	9`3" x 5`0"
Bedroom	Upper	9`5" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-G

Remarks

Pub Rmks:

MAIN FLOOR BEDROOM+ FULL BATH/AIR CONDITIONER/ Welcome to this beautiful 4 Bed 3 Bath home in the heart of Calgary's fastest growing community of Cornerstone. This house is conveniently located close to the brand new shopping plaza which includes Shoppers, Freshco, Banks and numerous other Retail stores as well as a playground and a park. Main floor features a spacious bedroom which can also be used as an Office, Full bathroom with a Standing shower, Living and Dining room in the Middle and an upgraded kitchen with quartz countertops in the back with a spacious pantry. Upstairs has the Primary bedroom with 3pc en-suite and Walk-in closet, 2 additional spacious bedrooms with a common 4pc bathroom, a very practical laundry room and nook for an office desk. This home also comes equipped with central air-conditioning to keep you cool during the hot summer days. There is a 2 car concrete parking pad in the back of the house as well as plenty street of street parking at the front. The basement is a blank canvas with a side entrance and two bright windows, ready for your creative touch. Call us today to book a private showing or click the link for a Video Tour.

Inclusions:
Property Listed By:

None
PREP Realty

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

