



THE
A-TEAM

**RE/MAX
FIRST**

907 CORNER MEADOWS Way, Calgary T3N 2C2

MLS®#: **A2171067** Area: **Cornerstone** Listing Date: **10/05/24** List Price: **\$1,089,000**
 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: **5,489 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,871**
 Low Sqft:
 Ttl Sqft: **2,871**

DOM

1
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, No Neighbours Behind, Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`5" x 9`5"	Dining Room	Main	9`11" x 9`7"
Family Room	Main	15`2" x 18`7"	Kitchen	Main	16`6" x 15`8"
Bedroom	Main	12`4" x 9`9"	Pantry	Main	7`0" x 9`6"
3pc Ensuite bath	Second	5`0" x 8`0"	4pc Bathroom	Second	11`9" x 5`5"

5pc Ensuite bath	Second	11`10" x 12`3"	Bedroom	Second	13`9" x 11`2"
Bedroom	Second	15`6" x 12`10"	Bedroom	Second	11`9" x 10`3"
Family Room	Second	13`1" x 16`7"	Laundry	Second	7`4" x 6`2"
Bedroom - Primary	Second	13`0" x 18`8"	Walk-In Closet	Second	8`3" x 5`7"
3pc Bathroom	Basement	9`9" x 5`0"	Bedroom	Basement	10`1" x 13`2"
Bedroom	Basement	11`9" x 12`2"	Kitchen	Basement	6`6" x 10`6"
Living Room	Basement	10`6" x 17`9"	Living Room	Main	12`6" x 15`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2210475**

Remarks

Pub Rmks: **Welcome to this Full upgraded Home Built by Shane Homes! Backing on to a POND | 7 BED & 5 FULL BATH | SPICE KITCHEN | OVER 3850 SQFT of living space | DOUBLE CAR GARAGE | Main floor consists of office/kids study/bedroom, full 3 piece bathroom, Formal Living room, beautifully upgraded kitchen with all stainless steel appliances including Built in Wall oven and Microwave, Separate Spice Kitchen, Extra large Quartz kitchen Island, spacious family room with fire place with featured wall to hang your TV, large enough nook to place 8+ dining chairs & table. Upstairs, huge Family/bonus room is where casual movie nights can take place. The master bedroom is a quiet oasis of calm with 5 piece ensuite and big walk-in closet. Another 4 piece full bathroom and 2 additional good sized bedrooms & a 4th bedroom with its own 3 piece bathroom. Fully Finished basement (illegal suite) with separate entrance features 2 bedrooms, 3pc bathroom, Kitchen, Living/rec room perfect to entertain a large crowd. This home really is a must see! Book your viewing today! Close to all the major routes, Shopping, Parks, Schools and the Stoney trail.**

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

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













