



THE
A-TEAM

**RE/MAX
FIRST**

15 CORNER MEADOWS Villas, Calgary T3N1J4

MLS®#: **A2171510** Area: **Cornerstone** Listing **10/08/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **1,625**
Lot Information Low Sqft:
 Lot Sz Ar: **2,820 sqft** Ttl Sqft: **1,625**
 Lot Shape:

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Private**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Yard,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`11" x 8`2"	Bedroom	Second	12`4" x 9`6"
Bedroom	Second	12`5" x 9`0"	Bonus Room	Second	13`1" x 9`10"
Kitchen	Main	10`11" x 10`7"	2pc Bathroom	Main	16`1" x 15`9"
4pc Bathroom	Second	7`7" x 5`2"	4pc Ensuite bath	Second	8`10" x 4`11"
4pc Bathroom	Basement	9`0" x 4`11"	Bedroom	Basement	11`8" x 9`10"
Furnace/Utility Room	Basement	17`9" x 6`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the newly Renovated, 15 Corner Meadow Villas NE, a very comfortable residence with the blend of modernity in the heart of Calgary. It comes with four bedrooms and three and a half baths and the main level features a combination of living spaces, including a spacious living room, a modern kitchen, and a dining area opening to a private backyard. The developed basement, with a side entry for convenience, adds an extra bedroom to the layout of this property. The second floor has three bedrooms, and the attached front garage enhances overall convenience. This property is very convenient and close to the amenities like bus stop and grocery stores.**

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

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



