

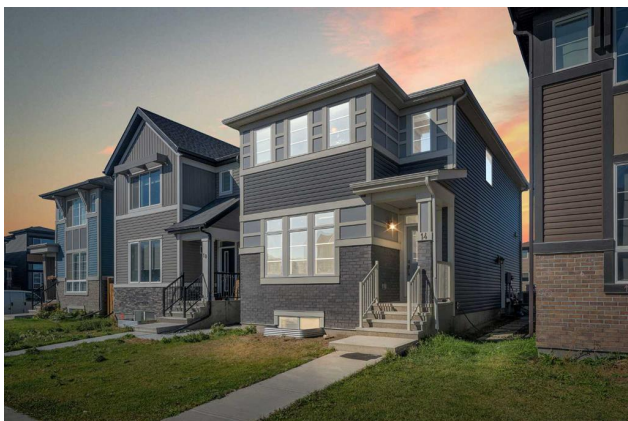


THE
A-TEAM

**RE/MAX
FIRST**

14 CORNER MEADOWS Common, Calgary T3N 1K1

MLS®#: **A2172547** Area: **Cornerstone** Listing Date: **10/11/24** List Price: **\$669,900**
 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:

Finished Floor Area
 Abv Sqft: **1,810**
 Low Sqft:
 Ttl Sqft: **1,810**

DOM

40
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

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

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	Room	Level	Dimensions
Bedroom	Main	11`7" x 9`5"	3pc Bathroom	Main	7`11" x 4`11"
Living Room	Main	14`10" x 10`7"	Dining Room	Main	12`9" x 9`2"
Kitchen	Main	12`9" x 9`9"	Bedroom - Primary	Upper	14`0" x 14`10"
Walk-In Closet	Upper	8`11" x 5`9"	3pc Bathroom	Upper	9`2" x 4`11"
Laundry	Upper	8`10" x 5`6"	4pc Bathroom	Upper	9`3" x 5`0"
Bedroom	Upper	13`6" x 9`3"	Bedroom	Upper	9`5" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712315

Zoning:
R-G

Remarks

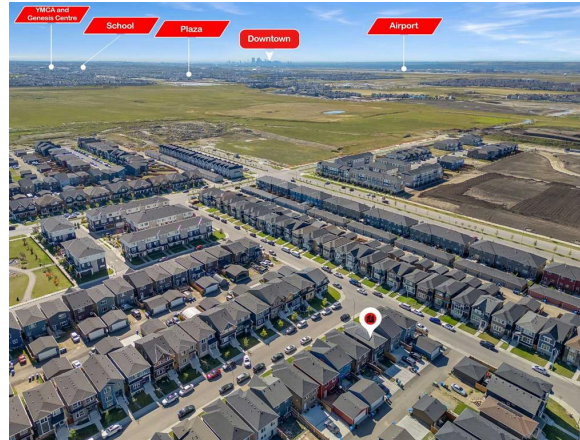
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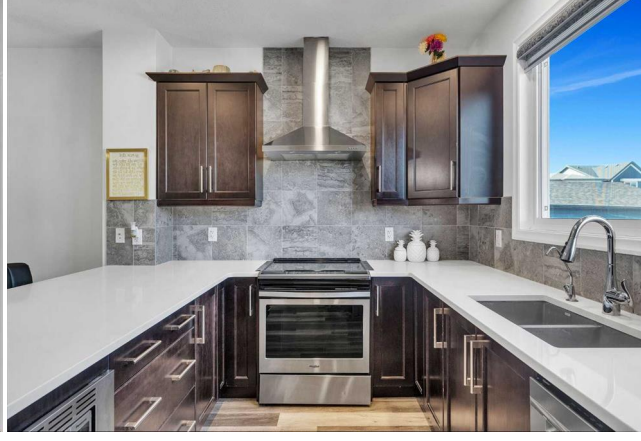
MAIN FLOOR BEDROOM+ FULL BATH/AIR CONDITIONER/ Welcome to this beautiful 4 Bed 3 Bath home in the heart of Calgary's fastest growing community of Cornerstone. This house is conveniently located close to the brand new shopping plaza which includes Shoppers, Freshco, Banks and numerous other Retail stores 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.

Inclusions:
Property Listed By:

None
PREP Realty

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









14 Corner Meadows Common NE, Calgary, AB

Main Floor: Exterior Area 338.81 sq ft
Interior Area 822.66 sq ft

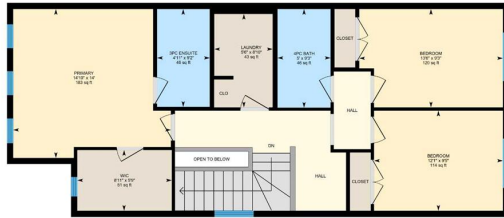


0 4 8 ft PREPARED: 20/06/17

White regions are excluded from total floor area in VOUCHER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

14 Corner Meadows Common NE, Calgary, AB

1st Floor Exterior Area 912.05 sq ft
Interior Area 834.71 sq ft
Excluded Area 92.22 sq ft



PREPARED 20240917

While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.