



THE A-TEAM

RE/MAX FIRST

534 CORNER MEADOWS WAY NE Meadows, Calgary t3n2c9

MLS®#: A2172938 Area: Cornerstone Listing Date: 11/06/24 List Price: \$675,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2022
Finished Floor Area: 1,458
Lot Information: Lot Sz Ar: 2,818 sqft, Lot Shape:
Access: Back Lane, Rectangular Lot
Park Feat: Off Street, On Street, Outside, Parking Pad

DOM

45
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Vinyl Siding
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 4pc Ensuite bath, etc.

Title: **Fee Simple**  
Legal Desc: **2211041**  
Zoning: **R-G**

Remarks

Pub Rmks: **ATTENTION INVESTORS AND FIRST TIME HOME BUYERS!!!IMMEDIATE POSESSION!!LEGAL 1 BEDROOM BASEMENT SUITE! QUARTZ COUNTER TOP! STAINLESS STEEL APPLIANCES!OPEN FLOOR PLAN!SOLAR PANEL! 1YEAR OLD HOME! IN THE MOST DEMANDING COMMUNITY OF CORNERSTONE NE This amazing home offers more than 2100sqft of total living space complete with a fully developed 1 bedroom LEGAL BASEMENT SUITE in the community of cornerstone ne. Upon entering, you'll be greeted by a spacious and inviting layout, featuring 3 generously sized bedrooms and 2.5 baths, providing ample space for relaxation and rejuvenation. The main floor offers an open-concept living area, ideal for entertaining guests or enjoying quality family time. This home also comes with 1 bedroom LEGAL BASEMENT to cover some of your expense or to have extra space for yourself .Outside, you'll appreciate the convenience of the rear gravel parking pad, providing hassle-free parking for multiple vehicles. Plus, the solar panels on roof and with tankless water heater, you'll enjoy energy-efficient living and reduced utility costs .Don't miss out on the opportunity to make this delightful residence your new home sweet home. Schedule your showing today!**

Inclusions: **none**  
Property Listed By: **Creekside Realty**

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









