



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: **\$659,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 24-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,458**

Low Sqft:

Ttl Sqft: **1,458**

Lot Information

Lot Sz Ar: **2,818 sqft**

Lot Shape:

DOM

**77**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

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

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

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 13`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 11`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 10`6"</b>	<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>14`6" x 25`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`1" x 16`9"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211041**

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**







