



THE
A-TEAM

**RE/MAX
FIRST**

169 CORNER MEADOWS Way, Calgary T3N1B8

MLS®#: **A2176497**

Area: **Cornerstone**

Listing **10/30/24**

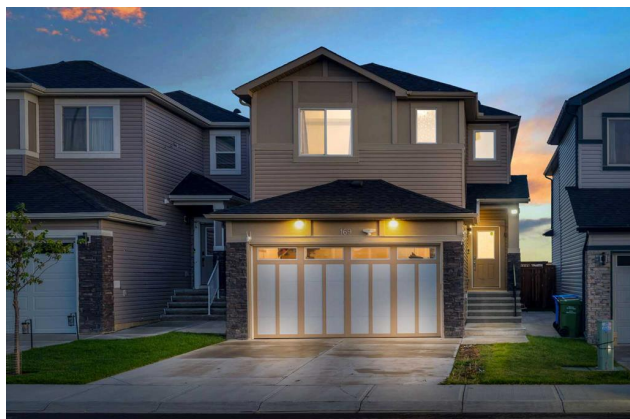
List Price: **\$769,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,487 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,800**
Low Sqft:
Ttl Sqft: **1,800**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"
Kitchen	Main	14`11" x 12`8"
4pc Bathroom	Second	8`10" x 4`11"
Bedroom	Second	12`5" x 9`8"
Loft	Second	13`11" x 18`4"
4pc Bathroom	Basement	7`6" x 5`0"

Room	Level	Dimensions
Dining Room	Main	14`8" x 8`3"
Living Room	Main	8`4" x 14`11"
5pc Ensuite bath	Second	10`2" x 11`5"
Bedroom	Second	10`1" x 9`8"
Bedroom - Primary	Second	12`3" x 15`0"
Bedroom	Basement	9`1" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2011639

Zoning:
R-G

Remarks

Pub Rmks: **4 BEDROOMS + DEN | 3 FULL BATHROOMS | ILLEGAL BASEMENT SUITE | BACKING ONTO FIELDS/NO NEIGHBOURS BEHIND | Welcome to your Dream Home in the vibrant community of Cornerstone, Calgary. This exquisite abode offers an unparalleled blend of elegance and functionality. As the proud first owners, meticulous care and thoughtful upgrades have transformed this 3 bedroom residence into a haven of luxury. The main floor showcases sleek LVP flooring, stone countertops, and an open-concept layout. The breakfast bar with seating for two opens to a spacious dining area, perfect for entertaining and family gatherings, leading to a private deck. The bright living room, enhanced by natural light, creates a warm and inviting atmosphere. Upstairs, the home offers three generously sized bedrooms. The primary suite with a tray ceiling boasts a luxurious 5-piece bath, a spacious walk-in closet and a separate toilet room with light and fan. A bonus room provides an ideal space for a play area or movie nights. Completing the upper floor are a convenient laundry room and a 4-piece bath, ensuring all essentials are within easy reach. The fully finished illegal basement adds significant value with a bedroom and a den currently rented for \$1150 month plus 40% utilities, providing flexibility for additional income or extended family living. The backyard, featuring a deck and fence, opens to green space, ensuring privacy with no neighbors at the back. This home is perfect for growing families seeking space and comfort. A home like this won't last long! Call your favorite realtor today.**

Inclusions:
Property Listed By: **NONE
Real Broker**

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



