



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 CORNER MEADOWS Way, Calgary T3N 1Y5**

MLS®#: **A2177321**

Area: **Cornerstone**

Listing Date: **11/04/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,284 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,300**  
Low Sqft:  
Ttl Sqft: **2,300**

DOM

**47**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,Corner Lot,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Gray Water System**

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

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Animal Home,Open Floorplan,Pantry,Smart Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 14`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`5" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 14`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`10" x 5`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>11`6" x 10`11"</b>

Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>10`3" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`5" x 8`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 15`1"</b>
<b>Family Room</b>	<b>Upper</b>	<b>11`6" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`5" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`7" x 5`10"</b>

Bedroom  
Game Room

Basement  
Basement

11`8" x 9`10"  
13`11" x 14`8"

Kitchen  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

7`10" x 12`9"  
9`7" x 17`4"

Title:  
**Fee Simple**  
Legal Desc:

**2011639**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Stunning Jayman Former Show Home with Legal Suite! Discover this beautifully designed FORMER SHOWHOME - 4 bedroom, 4 bathroom family home featuring a double garage and a fully equipped legal suite. This property offers the perfect combination of modern living and investment potential, making it ideal for families, investors, or multi-generational living. SMART HOME with 2 Furnaces and Central A/C., WATER SPRINKLER SYSTEM, HUNTER DOUGLAS BLINDS. Main Floor: Step into a world of comfort and style. The main floor boasts an open-concept living and dining area, flooded with natural light, creating a welcoming atmosphere for entertaining guests. ENGINEERED HARDWOOD flooring, METAL SPINDLES Railing, ACCENT WALLS are great features. The gourmet kitchen, equipped with stainless steel appliances, granite countertops, and a spacious island, is a chef's dream. A dedicated office space provides a quiet area for work or study, which can be converted to main floor bedroom, with closet and 4 piece bathroom. There's enough storage space in the well-organized pantry. Second Floor: The upper level offers a peaceful retreat. The generously sized Master suite features a walk-in closet and a luxurious ensuite, with DOUBLE VANITY, SHOWER and SOAKER TUB, separate TOILET SEAT room. Two additional well sized bedrooms with ample closet space share a well-appointed bathroom, with TILES up to CEILING. A convenient laundry room adds to the practicality of this level. Basement/Legal Suite: This versatile lower level offers endless possibilities. A fully equipped kitchen, well sized living room, and a cozy bedroom with an ensuite bathroom make it an ideal space for a legal suite, generating potential rental income. Alternatively, it can serve as a fantastic in-law suite or a private retreat for family members. Key Features: Double Garage: Spacious double-car garage with ample storage space and direct access to the home. Outdoor Space: Enjoy the outdoors on the landscaped backyard patio. Energy Efficiency: Built with energy-saving features for comfort and cost-efficiency. Location: Situated in a friendly neighborhood, this home offers easy access to Banks, Medical office, Dental office, Restaurants, Schools, Parks, Shopping centers, and Public transportation. Don't miss out on this incredible opportunity! Schedule a showing today to explore all that this home has to offer!**

Inclusions:  
Property Listed By:

**none**  
**CIR Realty**

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























