



THE
A-TEAM

**RE/MAX
FIRST**

673 CORNER MEADOWS Way, Calgary T3N 2C4

MLS®#: **A2177733**

Area: **Cornerstone**

Listing Date: **11/06/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,028**

Low Sqft:

Ttl Sqft: **2,028**

DOM

45

Layout

Beds: **5 (4 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,Landscaped,Street Lighting,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Separate Entrance,Smart Home,Tankless Hot Water,Vinyl Windows**

Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	10`2" x 11`5"
Bedroom	Main	9`9" x 8`4"
Bedroom - Primary	Upper	12`1" x 13`1"
Bedroom	Upper	11`11" x 11`2"
Laundry	Upper	8`1" x 7`5"
4pc Ensuite bath	Upper	11`6" x 4`11"

4pc Bathroom
Bedroom
Laundry

Upper
Basement
Basement

8`4" x 4`11"
9`11" x 10`6"
8`1" x 4`11"

Living Room
Kitchen
3pc Bathroom
Legal/Tax/Financial

Basement
Basement
Basement

11`4" x 10`10"
14`8" x 9`2"
9`0" x 5`4"

Title:
Fee Simple
Legal Desc:

2210475

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this 2022 Jayman Built 2-storey home in one of the best community Cornerstone NE Calgary. The Home equipped with Solar panels, Alexa, security camera, smart lighting and central AC. Total 5 BEDROOM + BONUS-Room, 4 FULL BATHS, BASEMENT SUITE (Illegal) With SEPERATE ENTRANCE. MAIN FLOOR offers 9' ceiling, Luxury LVP Flooring, bright spacious living room with electric fireplace, Kitchen with Granite countertops, Stainless steel Appliances, Full height cabinets, Chimney Hood fan, Gas-Stove, Built in microwave & Dedicated Pantry, Main floor Bedroom + Full Bathroom, Spacious dining area. UPPER FLOOR has Primary Bedroom with huge walk-in-closet and 4 piece ensuite, Bonus room is perfect for family entertainment. Additional 2 good size bedrooms and 4 piece bathroom. Fully developed Basement (illegal) has side entrance & 9' ceiling finishes with one bedrooms, kitchen with stainless steel appliances and Large living room with Electric fireplace Surrounded by beautiful shelving's, Separate Laundry. Throughout the home, you'll find thoughtful upgrades including BBQ gas line in the back, 2 Fireplaces, 2 Separate Laundries, Large Backyard With Concrete All around the home, Oversized Garage and Garage door 8'x18', Insulated and drywalled with electric car charger, Tankless Hot water Heater, High efficiency furnace. This home is conveniently located close to shopping, parks, with easy access to Stoney Trail so Call now to schedule a private viewing!

Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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









