



THE
A-TEAM

**RE/MAX
FIRST**

289 CORNER MEADOWS Way, Calgary T3N 1Y5

MLS®#: **A2178301**

Area: **Cornerstone**

Listing Date: **11/08/24**

List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,832**
Low Sqft:
Ttl Sqft: **1,832**

DOM

12
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Street Lighting,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 11`5"
Spice Kitchen	Main	8`2" x 5`0"
Den	Main	10`4" x 6`10"
2pc Bathroom	Main	5`0" x 4`9"
Bedroom - Primary	Upper	15`11" x 11`10"
5pc Ensuite bath	Upper	10`6" x 10`1"
Bedroom	Upper	11`4" x 9`2"
Laundry	Upper	5`2" x 5`0"
Living Room	Suite	11`11" x 10`3"

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`4"
Foyer	Main	11`7" x 5`5"
Dining Room	Main	10`10" x 9`3"
Bonus Room	Upper	13`3" x 11`8"
Walk-In Closet	Upper	10`2" x 5`0"
Bedroom	Upper	11`3" x 9`3"
Walk-In Closet	Upper	4`5" x 2`8"
4pc Bathroom	Upper	8`8" x 5`8"
Bedroom	Suite	9`11" x 9`9"

Laundry
4pc Bathroom
Kitchen

Suite
Suite
Suite

9' 2" x 3' 5"
8' 0" x 4' 10"
8' 6" x 8' 0"

Bedroom
Furnace/Utility Room

Suite
Basement

11' 4" x 8' 10"
9' 2" x 5' 0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2011639

Remarks

Pub Rmks:

***QUICK POSSESSION*FULLY FINISHED*PRIVATE SIDE ENTRANCE*ILLEGAL SUITE*SPICE KITCHEN* EXCEPTIONAL VALUE!** * Elevate your life style to enjoy 2620+ square feet of upgraded living space welcome you into a FULLY FINISHED stunning custom built home. Meticulous to detail these original owners have completed this beautiful home to the highest standard. All you have to do is move in! FIVE BEDROOMS and 3.5 BATHS offers ample space for all. Working from home is a breeze when you have a generous designated office located at the front of the home. Stepping in to this gorgeous home you will immediately feel the pride in ownership. You are welcomed in to a spacious foyer that you invites you in to the gorgeous living room with a custom luxury vinyl plank floor and a feature electric fire place that exudes luxury. Seamlessly, you transition to your large designated dining area and into the kitchen that open up nicely to a spice kitchen. The high end kitchen features a electric cooktop, built-in microwave, dishwasher with stainless steel interior, gas stove and all nicely framed in with QUARTZ COUNTER TOPS, designer hood fan, full tile back splash and sizeable amount of extra counter top and storage space complete the spice kitchen. Step up to the upper level to discover an extended floorplan boasting an expansive centralized bonus room separating the front wing with two bedrooms and the Primary Suite featuring your very own private en suite with dual vanities, over sized shower and large walk-in closet. The FULLY FINISHED BASEMENT ILLEGAL SUITE offers TWO ADDITIONAL BEDROOMS with closets, full bath, full kitchen and family room, ideal for entertaining. 8.8 ft ceilings, PRIVATE SIDE ENTRANCE to basement, fully fenced, new roof shingles and some vinyl siding replaced and these are just a few more notables of this amazing home. Cornerstone is located in Calgary's Northeast, nestled inside of Stoney Trail and on either side of Country Hills Boulevard. 1 minute walk to bus stop 136. Very close to key amenities such as Stoney Trail, Deerfoot, international airport, health care services, clinics, day cares, food services and shopping plazas. Plus, residents can enjoy a wide array of completed amenities including parks and playgrounds with quick access to Cross Iron Mills, Peter Lougheed Hospital and Cardel Rec Centre. Discover today and welcome home!

Inclusions:
Property Listed By:

Garage shelving, Rods,
Jayman Realty Inc.

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



289 CORNER MEADOWS WAY NE
BASEMENT LEVEL (SGL) - 107' 03" SQ FT 7'5" Ht
UPPER LEVEL (SGL) - 1645' 58" SQ FT 10' 13" Ht
TOTAL ABOVE GROUND AREA (SGL) - 1752' 01" SQ FT
BASEMENT DEVELOPED AREA (SGL) - 699' 53" SQ FT 6'6" Ht
BASEMENT UNDEVELOPED AREA (SGL) - 88' 58" SQ FT 7'8" Ht
TOTAL AGRI AREA - 2022' 41" SQ FT 7'24" Ht











