



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**760 CORNER MEADOWS Way, Calgary T3N 3C8**

MLS®#: **A2183535**

Area: **Cornerstone**

Listing Date: **12/14/24**

List Price: **\$849,900**

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: **3,853 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,317**  
Low Sqft:  
Ttl Sqft: **2,317**

DOM

**39**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

| Room        | Level | Dimensions     |
|-------------|-------|----------------|
| Bedroom     | Main  | 8`7" x 11`1"   |
| Mud Room    | Main  | 4`4" x 11`5"   |
| Kitchen     | Main  | 13`5" x 12`11" |
| Living Room | Main  | 12`7" x 14`11" |
| Bedroom     | Upper | 10`5" x 11`7"  |

| Room           | Level | Dimensions    |
|----------------|-------|---------------|
| 4pc Bathroom   | Main  | 4`11" x 9`0"  |
| Pantry         | Main  | 9`2" x 7`9"   |
| Dining Room    | Main  | 10`5" x 10`6" |
| Bonus Room     | Upper | 13`6" x 15`6" |
| Walk-In Closet | Upper | 6`5" x 5`8"   |

**Bedroom**  
**Bedroom - Primary**  
**Walk-In Closet**  
**4pc Bathroom**

**Upper**  
**Upper**  
**Upper**  
**Upper**

**12`2" x 13`6"**  
**12`8" x 15`2"**  
**9`11" x 8`9"**  
**5`8" x 9`8"**

**Walk-In Closet**  
**5pc Ensuite bath**  
**Laundry**

**Upper**  
**Upper**  
**Upper**

**6`5" x 5`7"**  
**9`11" x 8`9"**  
**6`3" x 5`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211041**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this stunning home in Cornerstone, featuring an open floor plan designed to maximize natural sunlight and create a bright, inviting space. The main floor offers a spacious bedroom, a full bathroom, a pantry, a mudroom, a cozy living room, and a beautiful kitchen equipped with granite countertops and built-in appliances. Upstairs, you'll find a versatile bonus room and three generously sized bedrooms, each with its own walk-in closet. The primary bedroom includes a luxurious en-suite and a large walk-in closet. The convenience of an upstairs laundry room adds to the home's functional design. The basement is unfinished, providing a blank canvas for you to customize to your needs, and it includes a separate entrance for added flexibility. With 9-foot ceilings on both the main floor and the basement, this home feels spacious and modern throughout. All hail damage has been fully repaired, and window coverings are included. Perfectly located near parks, shopping areas, and offering easy access to Stoney Trail, this home is ideal for families or anyone seeking a thoughtfully designed living space. Call your favorite realtor today to book your viewing!**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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







