



THE
A-TEAM

**RE/MAX
FIRST**

525 CORNER MEADOWS Way, Calgary T3N 2C9

MLS®#: **A2184086**

Area: **Cornerstone**

Listing Date: **12/19/24**

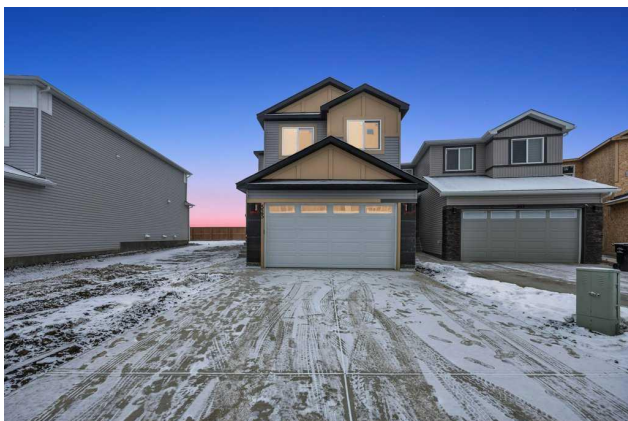
List Price: **\$796,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,160 sqft**
Lot Shape:

Access:

Lot Feat: **No Neighbours Behind, Pie Shaped Lot**
Park Feat: **Double Garage Attached**

DOM

34
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`0"
Flex Space	Main	8`10" x 9`6"
Living Room	Main	13`3" x 18`3"
5pc Ensuite bath	Upper	10`2" x 11`11"
Bedroom	Upper	9`3" x 15`3"
Bedroom - Primary	Upper	12`0" x 18`5"
4pc Bathroom	Basement	8`11" x 5`0"

Room	Level	Dimensions
Dining Room	Main	9`3" x 8`6"
Kitchen	Main	9`3" x 13`7"
4pc Bathroom	Upper	8`9" x 5`9"
Bedroom	Upper	9`5" x 12`11"
Bonus Room	Upper	14`1" x 11`9"
Walk-In Closet	Upper	10`2" x 7`0"
Bedroom	Basement	12`0" x 8`10"

Bedroom
Living Room

Basement
Basement

8`11" x 12`5"
12`3" x 16`4"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

8`4" x 11`0"
12`6" x 4`11"

Title:
Fee Simple
Legal Desc:

2211041

Zoning:
R-G

Remarks

Pub Rmks:

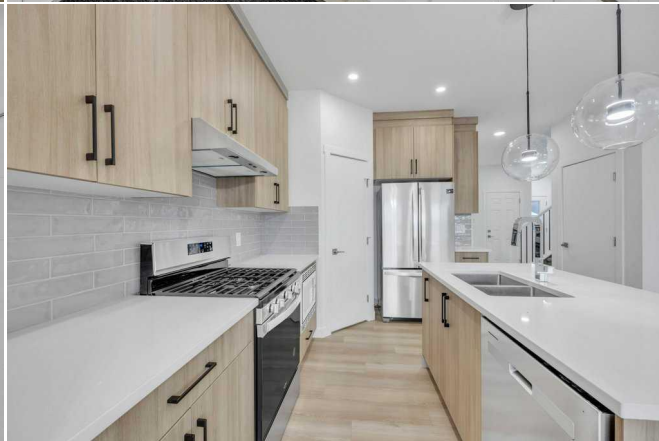
LEGAL BASEMENT SUITE with 2 Bedrooms. Welcome to 525 Corner Meadows Way NE! This remarkable home features a thoughtfully designed open-concept layout that perfectly balances modern living with comfort. As you step inside, you're greeted by an inviting open space that leads to the first living area or office space. The main floor seamlessly connects to a chef's kitchen, outfitted with stainless steel appliances, a gas stove, a built-in microwave, a hood fan, and a spacious pantry offering ample cabinet storage. Adjacent to the kitchen is a cozy second living area, providing flexibility to suit your needs. The dining and main living areas are ideal for family gatherings and entertaining, complete with an electric fireplace on the feature wall. A well-designed mudroom keeps your home organized, while glass doors from the living/dining area lead to a large backyard with no rear neighbors, offering privacy and tranquility. Upstairs, the primary suite serves as a private retreat, boasting a luxurious 5-piece ensuite and a huge walk-in closet. The upper level also includes a versatile bonus room, a convenient laundry area, a full bathroom, and two additional spacious bedrooms. Adding exceptional value, this home includes a 2-bedroom legal basement suite with a separate side entrance. The LEGAL BASEMENT suite features 9-foot ceilings, a fully equipped kitchen, a 4-piece bathroom, a generous living room, two bedrooms and a separate LAUNDRY—perfect for extended family accommodations. Located in a prime area, this home offers easy access to public transit, a nearby shopping complex, and major roadways, ensuring seamless commuting and convenience. This property is a perfect blend of elegance, functionality, and location, promising a lifestyle of comfort and ease. CHECK 3D Tour, Book your private showing today!

Inclusions:
Property Listed By:

Electric stove, Dryer/Washer stacked, Refrigerator.
PREP Realty

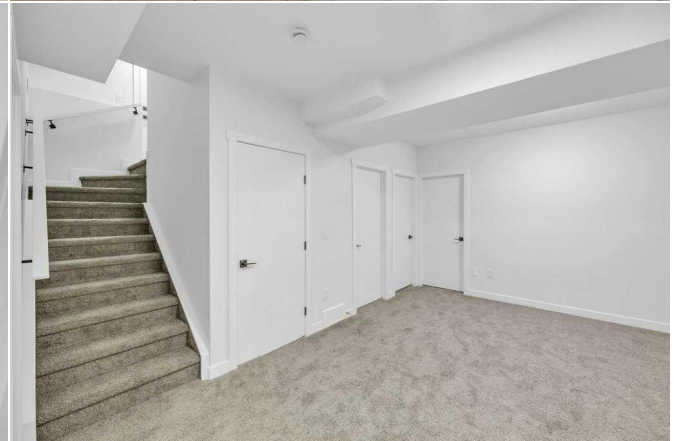
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

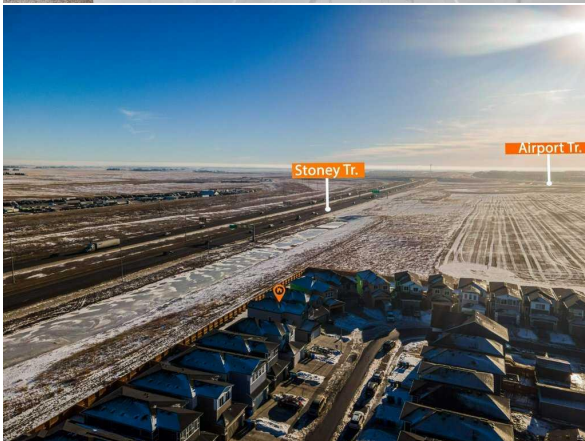












525 Corner Meadows Way NE, Calgary, AB

Main Floor Exterior Area 849.00 sq ft
Interior Area 702.74 sq ft
Excluded Area 488.39 sq ft



PREPARED: 2024/12/18

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1st Floor Exterior Area 1133.87 sq ft
Interior Area 1056.54 sq ft



PREPARED: 2024/12/18

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Basement (Below Grade) Exterior Area 721.06 sq ft
Interior Area 658.75 sq ft



PREPARED: 2024/12/18



While regions are excluded from total floor area in RESIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.