



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**871 CORNER MEADOWS Way, Calgary T3N 1A8**

MLS®#: **A2186757**      Area: **Cornerstone**      Listing Date: **01/11/25**      List Price: **\$1,045,000**  
 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: **3,961 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Rectangular Lot,See Remarks**  
 Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **2,849**  
 Low Sqft:  
 Ttl Sqft: **2,849**

DOM

**4**  
Layout  
 Beds: **8 (5 3 )**  
 Baths: **6.0 (6 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **See Remarks,Vinyl Siding,Wood Frame**  
 Heating: **Central**      Flooring: **Carpet,Ceramic Tile,See Remarks,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Playground,Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Chandelier,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Skylight(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Second	11`7" x 12`9"	3pc Ensuite bath	Second	5`0" x 7`11"
4pc Bathroom	Second	11`7" x 5`0"	3pc Bathroom	Main	6`3" x 9`6"
4pc Bathroom	Basement	7`8" x 5`0"	4pc Bathroom	Basement	7`10" x 5`0"
Bedroom - Primary	Second	13`3" x 17`3"	Bedroom - Primary	Second	13`5" x 13`4"
Bedroom	Second	11`7" x 12`8"	Bedroom	Second	11`7" x 13`2"
Bedroom	Main	12`0" x 10`2"	Bedroom	Basement	11`4" x 11`0"

<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 9`1"</b>	<b>Bedroom</b> Legal/Tax/Financial	<b>Basement</b>	<b>10`0" x 13`11"</b>
----------------	-----------------	--------------------	---------------------------------------	-----------------	-----------------------

Title: <b>Fee Simple</b>	Zoning: <b>R-G</b>
Legal Desc: <b>2211041</b>	Remarks

Pub Rmks: **Welcome to this unique custom-built double garage home, completed in 2022. This impressive property features 8 bedrooms and 6 full bathrooms. As you enter, you will be greeted by an open-to-above foyer and 9-foot ceilings on the main floor, which boasts an open-concept living room. On the main floor, you'll find a family room with a fireplace, a formal dining room, and a well-appointed kitchen featuring a breakfast nook and a spice kitchen. To enhance convenience for you or your parents, there is also a flex room and a full 4-piece bathroom on this level. As you move upstairs, you'll discover a bonus room. The master bedroom offers a luxurious 5-piece ensuite bathroom that includes a corner jetted tub, a separate shower, and a walk-in closet. There's a second master bedroom with its own 3-piece ensuite and walk-in closet. Additionally, there are two more generously sized bedrooms, another 4-piece bathroom, and a laundry room with a single sink located on the upper floor. The fully developed basement features separate entrances. One side contains an basement suite, which includes 2 bedrooms, a kitchen, a living room, and a 4-piece bathroom. The other side has a bachelor suite with a small kitchenette, a 4-piece bathroom, and a bedroom RENTED FOR \$1100. The main floor is equipped with stainless steel appliances, quartz countertops in the kitchen, granite finishes in all upstairs bathrooms, pot lights, and numerous additional upgrades. The backyard is fully fenced and the property is conveniently located close to parks, schools, LRT stations, public transportation, and other amenities.**

Inclusions:  
Property Listed By: **NA  
PREP Realty**

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













