



THE
A-TEAM

**RE/MAX
FIRST**

357 CORNER MEADOWS Way, Calgary T3N1Y6

MLS®#: **A2189332** Area: **Cornerstone** Listing Date: **01/23/25** List Price: **\$770,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,705**
Lot Information Low Sqft:
 Lot Sz Ar: **3,487 sqft** Ttl Sqft: **1,705**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Range Hood**
 Int Feat: **Chandelier,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	42`5" x 48`8"	Kitchen	Main	32`10" x 41`10"
Dining Room	Main	32`3" x 26`10"	2pc Bathroom	Main	16`2" x 15`7"
Bedroom - Primary	Second	37`9" x 49`6"	5pc Ensuite bath	Second	35`3" x 42`1"
Family Room	Second	56`0" x 47`0"	4pc Bathroom	Second	29`0" x 16`5"
Bedroom	Second	41`10" x 29`9"	Bedroom	Second	34`5" x 29`3"
Kitchen	Lower	38`7" x 28`2"	Family Room	Lower	56`7" x 39`11"
Bedroom	Lower	40`9" x 30`4"	3pc Bathroom	Lower	29`9" x 15`10"

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **2011639**

Remarks

Pub Rmks: **Welcome to this beautifully designed 4-bedroom, 3.5-bathroom home in the sought-after community of Cornerstone NE. With its modern upgraded finishes and thoughtful layout, this fully finished home comes with BASEMENT SUITE illegal, SEPRATE ENTRANCE is perfect for large families or to help for mortgage. The open-concept main floor includes a gourmet kitchen with quartz countertops, stainless steel appliances, a large island, and a beautiful family room with a stone finished fireplace to enjoy those winter evenings, perfect for entertaining. The large pantry makes it very easy to store your groceries. The bright dining and living areas seamlessly connect to the deck and backyard, ideal for relaxing or hosting. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and spa-inspired ensuite, complete with dual sinks and a glass shower. Two additional bedrooms, a versatile bonus room, and another bathroom complete this level. Double attached garage will definitely make it easy to start your day in winter!! Location is perfect in proximity of playground, shopping, Calgary airport, Stoney trail access is just around the corner and makes it easy to access major amenities in the area. Don't miss your chance!!! CHECK OUT 3D TOUR and Call your favourite REALTOR Now!!!**

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

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









