



THE
A-TEAM

**RE/MAX
FIRST**

188 CORNER MEADOWS Way, Calgary T3N 1Y4

MLS® #: **A2189420** Area: **Cornerstone** Listing Date: **01/28/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 01-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **2,454 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,595**
 Low Sqft:
 Ttl Sqft: **1,595**

DOM

67
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot,Street Lighting**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	15`4" x 16`5"	Dining Room	Main	19`2" x 34`9"
Family Room	Main	38`7" x 34`5"	Kitchen	Main	32`7" x 57`5"
Living Room	Main	33`8" x 54`2"	4pc Bathroom	Upper	25`5" x 16`2"
4pc Bathroom	Upper	25`2" x 16`2"	Bedroom	Upper	35`0" x 29`6"
Bedroom	Upper	36`1" x 30`1"	Bedroom - Primary	Upper	35`10" x 45`1"
Walk-In Closet	Upper		Walk-In Closet	Upper	
Walk-In Closet	Upper				

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G

2011639

Remarks

Pub Rmks: **Incredible Location | 3 Bedrooms | 2.5 Bathrooms | Modern Finishes | Quartz Countertops | Stainless Steel Appliances | Gas Stove | Pantry | Open Floor Plan | Large Windows with Natural Lighting | Rear Mud Room | Upper Level Laundry | Ample Storage | No Maintenance Landscaping | Concrete Patio | Detached Double Garage | Alley Access. Welcome to your new home; 188 Corner Meadows Way NE is located in the heart of Cornerstone near the future CBE School and Cornerstone Cricket field. This beautiful home is loaded with modern finishes and natural lighting. The main and upper levels boast 1,595 SqFt with high ceilings, pot lighting and an abundance of living space. Open the front door to a foyer with closet storage for easy organization. The front living room is bright and welcoming for a comfortable place to relax. The living room leads into the central family room which means there is a great amount of comfortable space when you host friends and family. The dedicated dining is great for formal meals. The kitchen is finished with quartz countertops, stainless steel appliances, a gas stove, full height cabinets, a herringbone backsplash, a centre island and pantry! Off the kitchen is a mud room with closet storage and a 2pc bath. Use the back door off the mudroom to access the no landscape backyard and double detached garage. Upstairs holds 3 bedrooms, 2 full bathrooms and laundry. The primary bedroom is paired with a walk-in closet and 4pc ensuite bath with a walk-in shower. Bedrooms 2 & 3 are both a great size with walk-in closets and share the main 4pc bath with a tub/shower combo. The upper level laundry room is at the top of the stairs and it has wire shelving above for linen storage! Downstairs is an unfinished basement with rough-in plumbing making it a great space to grow with your family! Outside, the no maintenance backyard is fully fenced and has a concrete patio with plenty of room for a dining set. The rear detached double garage has alley access plus street parking is readily available at the front of the home. The comfortable front porch is a bonus for a cool summer's evening when the kids are playing across the field. Hurry and book a showing at this incredible home today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Crown**

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









