



THE
A-TEAM

**RE/MAX
FIRST**

121 CORNER MEADOWS Gate, Calgary T3N 1J7

MLS®#: **A2190861** Area: **Cornerstone** Listing Date: **01/27/25** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **2,368 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Level,Paved,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tray Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 18`11"	Kitchen	Main	12`2" x 13`9"
Dining Room	Main	11`11" x 10`5"	Bedroom - Primary	Second	10`6" x 15`3"
Bedroom	Second	9`9" x 9`5"	Bedroom	Second	10`0" x 8`11"
Bedroom	Basement	12`5" x 9`9"	Family Room	Basement	12`2" x 14`7"
Kitchen	Basement	12`1" x 7`4"	4pc Bathroom	Basement	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"			

Title:
Fee Simple
 Legal Desc:

1712315

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this Beautiful and Charming 2-Storey Semi-Detached Home - A Complete Package! This spacious 4-bedroom, 3.5-bath home is perfect for families looking for both style and functionality. Featuring a fully developed basement with an illegal suite, a double garage, a deck, and a fenced yard, this property has everything you need and more. On the main floor, you'll find 9' ceilings and an open-concept layout that combines the living room and kitchen, creating an inviting and bright space for family gatherings. The kitchen is equipped with double islands, offering plenty of counter space, and is complemented by a large walk-in pantry. A 2-piece bath and dining room complete this level. Durable LVP flooring runs throughout the home, except for the stairs, with 12x24 tiles featured in the bathrooms. Upstairs, you'll find 3 spacious bedrooms, including a master suite with a walk-in closet and a luxurious 5-piece ensuite bath. The second and third bedrooms share a well-appointed Jack and Jill bathroom. The fully developed basement is accessible through a separate side entry and features a self-contained illegal suite with 9' ceilings, a full bath, and its own laundry room, offering excellent rental potential. Outside, the west-facing backyard is sunny and private, with a deck and fenced yard - ideal for outdoor relaxation. The double garage provides ample space for parking and storage. Prime Location - Enjoy quick access to Country Hills Blvd and Stoney Trail, making commuting a breeze. You're also just a short drive away from shopping plazas, restaurants, and all the amenities you need. Don't miss out on this fantastic home! Call today to schedule a viewing before it's gone!

Inclusions:
 Property Listed By:

**Basement appliances
 RE/MAX House of Real Estate**

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









