



THE
A-TEAM

**RE/MAX
FIRST**

461 CORNER MEADOWS Way, Calgary T3N1Y7

MLS®#: **A2198005**

Area: **Cornerstone**

Listing Date: **02/27/25**

List Price: **\$879,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,713 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,619**
Low Sqft:
Ttl Sqft: **2,619**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,ENERGY STAR Qualified Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**

Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Tray Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	19`4" x 11`7"	Bedroom	Second	15`1" x 12`7"
Bedroom	Second	13`6" x 13`1"	Bonus Room	Second	14`9" x 12`0"
Laundry	Second	7`0" x 5`10"	5pc Bathroom	Second	15`0" x 5`1"
Walk-In Closet	Second	7`2" x 6`7"	Walk-In Closet	Second	8`0" x 7`2"
2pc Bathroom	Main	5`0" x 5`0"	Dining Room	Main	15`0" x 11`1"

Foyer
Living Room
Flex Space

Main
Main
Second

10`0" x 9`10"
15`0" x 13`10"
6`0" x 6`0"

Eat in Kitchen
Office
5pc Bathroom
Legal/Tax/Financial

Main
Main
Second

14`11" x 12`0"
11`2" x 8`8"
15`0" x 5`1"

Title:
Fee Simple
Legal Desc:

2011639

Zoning:
R-G

Remarks

Pub Rmks: **Stunning home with over 2600 sq. ft of upgraded living space. This meticulously design two story features a personalized layout making the most of every inch. Enjoy the convenience of a front double garage and a main floor with open concept living/dining area, plus a den. The chef's kitchen boasts a large quartz island, custom stained maple cabinetry, and a hidden walk thru pantry from the garage. Additional highlights include dimmer switches, pot lights, an Alexa smart home package with front and rear camera system and tankless water heater, with two central A/C units and 9' ceiling. The main floor also features an electric fire place, built in microwave, built in dishwasher, ice/water refrigerator and an electric glass top range. UPSTAIRS, you will find a spacious family room with a tray ceiling along with plenty of natural light. The large master suite offers a luxurious 5-piece ensuite with a dual walk-in closets, and two single vanities. Two more generous size bedrooms and an office /computer nook which provides ample space for your family. The upper floor also features a large main bath with double vanities and a convenient laundry. BASEMENT, the unfinished basement, accessible via side entrances ready for your personal touch. the fully landscaped front yard completes this beautiful home. This home as nearby all amenities including schools, shopping, parks and bus routes, this home truly has it all. This is a 10/10!. Don't miss out! ALEXA SMART UNIT with CAMERAS, POWER BLINDS ON MAIN FLOOR, FRONT DOOR LOCK IS EQUIPPED WITH WI-FI CONNECT**

Inclusions:
Property Listed By: **Five Star Realty**

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











