

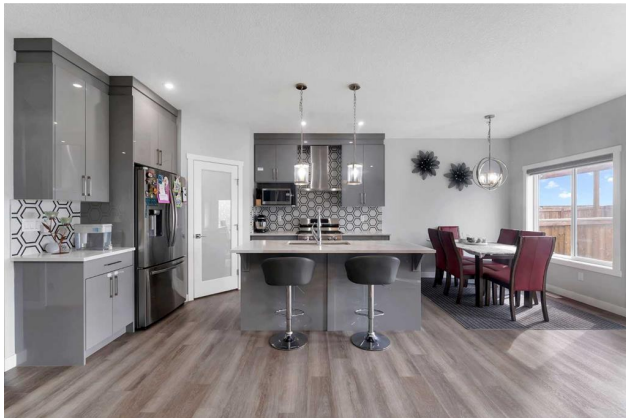


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**169 CORNER MEADOWS Way, Calgary T3N1B8**

MLS®#: **A2199097**      Area: **Cornerstone**      Listing Date: **03/09/25**      List Price: **\$769,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,487 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,800**  
 Low Sqft:  
 Ttl Sqft: **1,800**

DOM

**5**  
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, No Neighbours Behind**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance, Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Range, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **4 BEDROOMS + BONUS ROOM | 3 FULL BATHROOMS | ILLEGAL BASEMENT SUITE | BACKING ONTO FIELDS/NO NEIGHBOURS BEHIND | Welcome to your Dream Home in**

the vibrant community of Cornerstone, Calgary. This exquisite abode offers an unparalleled blend of elegance and functionality. As the proud first owners, meticulous care and thoughtful upgrades have transformed this 3 bedroom residence into a haven of luxury. The main floor showcases sleek LVP flooring, stone countertops, and an open-concept layout. The breakfast bar with seating for two opens to a spacious dining area, perfect for entertaining and family gatherings, leading to a private deck. The bright living room, enhanced by natural light, creates a warm and inviting atmosphere. Upstairs, the home offers three generously sized bedrooms. The primary suite with a tray ceiling boasts a luxurious 5-piece bath, a spacious walk-in closet and a separate toilet room with light and fan. A bonus room provides an ideal space for a play area or movie nights. Completing the upper floor are a convenient laundry room and a 4-piece bath, ensuring all essentials are within easy reach. The fully finished illegal basement adds significant value with a bedroom and a den currently rented for \$1150 month plus 40% utilities, providing flexibility for additional income or extended family living. The backyard, featuring a deck and fence, opens to green space, ensuring privacy with no neighbors at the back. This home is perfect for growing families seeking space and comfort. A home like this won't last long! Call your favorite realtor today.

Inclusions:  
Property Listed By: **NONE**  
**Real Broker**

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

