

47 CORNER MEADOWS Row, Calgary T3N 1X9

Listing List Price: **\$959,000** MLS®#: A2199149 Area: Cornerstone 03/04/25

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary 2020

4,908 sqft

DOM 5

2,596

2,596

<u>Layout</u>

Beds: 6 (42) Baths: 3.5 (3 1)

Style:

2 Storey

<u>Parking</u>

Ttl Park:

4 2 Garage Sz:

Access:

Lot Feat: Park Feat: Backs on to Park/Green Space, Creek/River/Stream/Pond, Pie Shaped Lot

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Double Garage Attached, Oversized

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Other

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	2`11" x 6`3"	Dining Room	Main	12`0" x 10`6"
Foyer	Main	5`9" x 6`7"	Kitchen	Main	10`11" x 14`8"
Living Room	Main	14`2" x 17`11"	Mud Room	Main	6`11" x 8`1"
Office	Main	9`11" x 12`0"	Pantry	Main	1`9" x 5`1"
Kitchen	Main	7`0" x 9`0"	4pc Bathroom	Second	10`10" x 5`0"
5pc Ensuite bath	Second	10`10" x 12`10"	Bedroom	Second	10`10" x 11`0"
Bedroom	Second	12`2" x 9`11"	Bedroom	Second	13`11" x 12`11"

Bonus Room Second 13`11" x 14`9" Laundry Second 9`3" x 5`7" 13`11" x 15`6" Walk-In Closet 10`10" x 6`9" **Bedroom - Primary** Second Second Walk-In Closet Second 5`8" x 5`7" 4pc Bathroom Basement 9`8" x 4`11" **Basement** 9`7" x 14`1" 9`8" x 12`0" Bedroom **Bedroom Basement Game Room Basement** 23`7" x 19`8" Storage **Basement** 8`10" x 3`2" Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2011441**

Remarks

Pub Rmks:

This two-story house features a walk-out basement and backs onto a pond. Built by Shane Homes in the expanding and popular Calgary NE area. The house is owned by the original owners and includes a total of six bedrooms. On the main floor, you'll find a spacious living room complete with an electric fireplace. The living and dining areas offer tranquil views of the pond and green space at the rear. The open kitchen is equipped with a large breakfast countertop, an electric cooktop, a built-in oven and microwave, as well as cabinets that extend to the ceiling. An additional spice kitchen is a fantastic bonus feature. The main floor also includes an office and a half bath. Moving to the upper floor, the master bedroom boasts a five-piece ensuite bathroom, along with three additional bedrooms and another full bath. A study area with a long table is conveniently located between two of the bedrooms, and the laundry facilities are also on this level. For family gatherings, there is a generously sized bonus room that features built-in shelves for entertainment equipment. The fully developed walk-out basement includes two bedrooms, a full bath, and a spacious family room that has rough-in plumbing for a future sink, potential for another kitchen. Both levels of the house have nine-foot ceilings. Outside, there is a patio located underneath the deck, and concrete steps on both sides of the house. The pond at the rear offers walking paths where you can enjoy a safe and peaceful stroll. This home also comes with central air conditioning, and it has easy access to Stony Trail and Deerfoot Trail, being just eight minutes from the airport. It's a great house with plenty of potential! Make it your home!

Inclusions: N/
Property Listed By: CI

N/A CIR Realty

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















