



THE
A-TEAM

**RE/MAX
FIRST**

114 CORNER MEADOWS Grove, Calgary T3N2C3

MLS®#: **A2202325** Area: **Cornerstone** Listing Date: **03/18/25** List Price: **\$999,999**
 Status: **Active** County: **Calgary** Change: **-\$25k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,468 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,750**
 Low Sqft:
 Ttl Sqft: **2,750**

DOM

37
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **220 Volt Wiring,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Stone,Vinyl Siding,Wood Siding**
 Heating: **Central,High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bidet,Chandelier,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`3" x 11`2"	4pc Bathroom	Main	8`7" x 4`11"
Dining Room	Main	9`3" x 15`3"	Foyer	Main	9`11" x 9`9"
Spice Kitchen	Main	7`6" x 4`8"	Kitchen	Main	14`10" x 11`1"
Living Room	Main	15`8" x 15`3"	4pc Bathroom	Second	8`7" x 5`1"
5pc Ensuite bath	Second	12`5" x 14`6"	5pc Ensuite bath	Second	14`9" x 13`3"

Bedroom Second 12`4" x 11`8"
Bedroom Second 12`3" x 18`5"
Bedroom - Primary Second 12`3" x 19`3"
Walk-In Closet Second 6`5" x 7`3"

Bedroom Second 12`4" x 10`0"
Family Room Second 12`3" x 10`8"
Walk-In Closet Second 9`3" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: 2210475

Zoning:
R-G

Remarks

Pub Rmks: **THIS BEAUTIFUL HOUSE in Cornerstone is truly a dream come true! With 5 spacious bedrooms and 4 luxurious bathrooms, it's packed with lots of upgrades. From the moment you step inside, you'll be greeted by high ceilings and an abundance of natural light, making the entire home feel open and inviting. The front hall features a large walk-in closet that serves both the front door and attached garage entrance - perfect for keeping everything organized. A den off the hallway offers versatile space, ideal as an office, playroom, or guest bedroom, complete with a closet and access to a full washroom. Moving into the heart of the home, the open-concept kitchen and living room area is designed for both style and function. The kitchen boasts high-end stainless steel appliances, a spacious eat-in island, sleek granite countertops, and elegant cabinetry. Plus, a separate spice kitchen ensures you have everything you need for cooking and entertaining, complete with its own range, sink, cabinetry, and a ventilation system. The living room, bathed in light from large windows, features a cozy gas fireplace, perfect for curling up with a book or entertaining guests. Upstairs, you'll find not one, but TWO master suites, each with its own walk-in closet and spa-like ensuite. These ensuites feature stunning white tile work, double vanities, and other designer touches. Both master closets are equipped with high-end built-in organizers, ensuring your space stays clutter-free. The upper floor also includes two additional generously sized bedrooms, a laundry room, and a bonus area - perfect for a media space or reading nook. With a corner lot location, this home offers both front and side entrances, enhancing its convenience. The basement, though unfinished, has plumbing and electrical already roughed in, making it easy to transform the space into an in-law suite, home office, or family room. The backyard is fully fenced AND Located in the vibrant, up-and-coming Cornerstone community, you'll be just 10 minutes from the airport and 20 minutes from downtown Calgary. With restaurants, shops, and services already nearby, and more to come, this is a prime spot for modern living. This home is designed for modern living and is sure to impress. Don't miss the chance to make it yours—schedule a viewing today!**

Inclusions: N/A
 Property Listed By: **TREC The Real Estate Company**

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













