

# \$875,000 - 709 Corner Meadows Way Ne, Calgary

MLS® #A2113183

**\$875,000**

6 Bedroom, 4.00 Bathroom, 2,322 sqft

Residential on 0.09 Acres

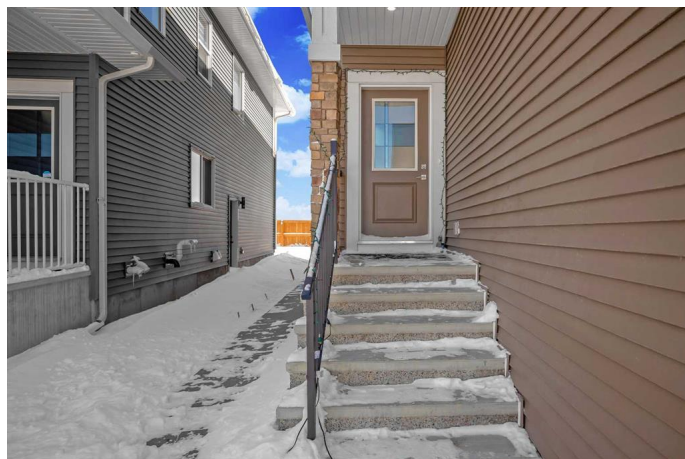
Cornerstone, Calgary, Alberta

OPEN HOUSE: Saturday 30 March 2024( 12:00PM- 4:00PM) This fabulous 2022 built 2-storey house is in the highly desirable community of Cornerstone. It offers over 2300 Sq. ft. living space throughout the main and upper level with an additional 900 Sq. Ft of a finished basement and attached heated double car garage. This house has lots of upgraders, main floor has LVP flooring, 9 ft. ceiling at main level and basement, electric fireplace, open living room/den/dining room/spice kitchen/office/living room & full washroom at main level. Very clean and well-maintained house, Stainless Steel appliances, Pot lights, Custom window coverings. Upstairs has 4 bedrooms, 2 full washrooms, bonus room/Loft, laundry. This home also features a 2-bedroom basement with separate entrance, basement has separate Laundry, living room, kitchen & full washroom. This home has it all. House backs on to Stoney trail with an open view. There is also 5-minute walk to nearest playground. Cornerstone is also home to 2 future schools.

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2113183  |
| Price      | \$875,000 |
| Sold Price | \$840,500 |
| Bedrooms   | 6         |



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,322       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 709 Corner Meadows Way Ne |
| Subdivision | Cornerstone               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 2C8                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade                                                                                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Yard, No Neighbours Behind, Pie Shaped Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | April 13th, 2024 |
| Days on Market | 36               |
| Zoning         | R-G              |
| HOA Fees       | 52.50            |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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