



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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## 7 Corner Meadows Common NE Calgary, Alberta

MLS # A2258154



# \$715,000

|           |                                                             |        |                  |
|-----------|-------------------------------------------------------------|--------|------------------|
| Division: | Cornerstone                                                 |        |                  |
| Type:     | Residential/House                                           |        |                  |
| Style:    | 2 Storey                                                    |        |                  |
| Size:     | 1,786 sq.ft.                                                | Age:   | 2018 (7 yrs old) |
| Beds:     | 6                                                           | Baths: | 3 full / 1 half  |
| Garage:   | Additional Parking, Double Garage Detached, Gravel Driveway |        |                  |
| Lot Size: | 0.09 Acre                                                   |        |                  |
| Lot Feat: | Corner Lot, Rectangular Lot                                 |        |                  |

|             |                                                                                                            |            |     |
|-------------|------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                    | Water:     | -   |
| Floors:     | Carpet, Laminate, Tile                                                                                     | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                            | Condo Fee: | -   |
| Basement:   | Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade                                           | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                   | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                            | Utilities: | -   |
| Features:   | Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |            |     |

Inclusions: NONE

Welcome to this beautiful 1786 sqft home on a HUGE CORNER LOT in Cornerstone; 6 bedrooms, 3.5 baths, fully finished basement by the builder, & double detached garage! Main level: 9ft ceilings, laminate and tile flooring; there is a good size living room in the front and a large family room at the back of the house; the kitchen offers tasteful cabinets w/ crown molding, quartz countertops, stainless steel appliances, and a corner pantry; the spacious dining room leads to the huge wrap around and two tier deck, which also has a BBQ gas line; a half bath and laundry complete the main level. Upstairs you'll find a large primary bedroom w/ a walk-in closet & full ensuite bath that has a soaker tub & separate shower; there are 3 more good size bedrooms on this floor & another full bath; all bathrooms in the house have quartz countertops. The builder-developed fully finished basement offers 9 ft ceilings, a very large rec room, one bedroom, & a full bath. Windows in this home are enlarged for extra natural light, especially in the basement. Parking is never a problem w/ the double detached garage, extra gravel pad next to garage, & street parking in front and on the side, since it's a corner lot. Well located near variety of shopping, pond, parks, bike/walk pathways, and close to Stoney Trail. Don't miss this well-priced home, call today. SELLER WILL NOT REPAIR THE DAMAGE ON SIDING ON WEST SIDE OF THE HOUSE.