



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**521 CORNER MEADOWS Square, Calgary T3N2N1**

MLS®#: **A2119446**      Area: **Cornerstone**      Listing Date: **04/02/24**      List Price: **\$544,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **800 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,820**  
 Low Sqft:  
 Ttl Sqft: **1,820**

DOM

**47**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Other**

Construction:  
**Mixed**  
 Flooring:  
**Ceramic Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator**  
 Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	5`1" x 7`5"	Bedroom	Main	11`6" x 9`6"
Foyer	Main	7`4" x 14`2"	Furnace/Utility Room	Main	6`1" x 7`6"
2pc Bathroom	Second	5`0" x 5`1"	Dining Room	Second	15`1" x 8`2"
Kitchen	Second	15`6" x 12`5"	Living Room	Second	18`9" x 12`5"
3pc Ensuite bath	Third	5`11" x 9`3"	4pc Bathroom	Third	4`11" x 9`6"
Bedroom	Third	9`6" x 12`1"	Bedroom	Third	9`5" x 12`2"
Laundry	Third	5`11" x 8`0"	Bedroom - Primary	Third	13`0" x 12`2"

**Walk-In Closet**

**Third**

**5`11" x 7`7"**

Legal/Tax/Financial

Condo Fee:  
**\$225**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2410710**

Remarks

Pub Rmks: **Welcome to your dream home! This stunning, never-occupied new construction boasts luxury and comfort at every turn. (CORNER UNIT), With a total of 4 bedrooms, 3.5 bathrooms, Attached Double Garage, including a convenient FULL room with washroom on the main floor, this residence offers ample space for family and guests. The 9-foot ceilings throughout enhance the sense of openness and grandeur, while the fully upgraded features, including quartz countertops and LED lights, add a touch of elegance. The main floor features a double attached garage for convenience, while the second-floor delights with a spacious kitchen complete with pantry, a cozy nook, a large living room, and a balcony equipped with a gas pipeline for your BBQ needs. Upstairs, the third floor is dedicated to relaxation and convenience, featuring a master bedroom with a walk-in closet and ensuite washroom, along with two additional well-sized bedrooms and another full washroom. The laundry room, complete with closets and a sink, adds practicality to daily living. Situated close to all amenities, this home offers not only luxury and comfort but also convenience and accessibility. Don't miss out on the opportunity to make this your forever home!**

Inclusions: **N/A**  
Property Listed By: **Exa Realty**

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







