



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 CORNER MEADOWS Square #318, Calgary T3N 2E2**

MLS® #: **A2125700**

Area: **Cornerstone**

Listing Date: **04/24/24**

List Price: **\$535,000**

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: **1,778**  
Low Sqft:  
Ttl Sqft: **1,778**

DOM

**25**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Rain Gutters**

Construction:  
**Mixed**  
Flooring:  
**Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
Int Feat: **Bidet,Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	13`2" x 12`2"
Bedroom	Third	9`6" x 9`6"
2pc Bathroom	Second	5`6" x 8`0"
4pc Bathroom	Third	9`1" x 5`11"
Great Room	Second	17`0" x 15`7"
Laundry	Third	8`6" x 5`11"

Room	Level	Dimensions
Bedroom	Third	9`6" x 9`6"
Bedroom	Main	11`3" x 9`6"
3pc Ensuite bath	Main	7`6" x 5`1"
3pc Ensuite bath	Third	9`6" x 5`0"
Kitchen	Second	15`6" x 10`11"
Breakfast Nook	Second	10`9" x 8`0"

Legal/Tax/Financial

Condo Fee:  
**\$220**

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

Zoning:  
**M-1**

Legal Desc: **2110005**

Remarks

Pub Rmks: **Brand New 3storey Townhome with double car garage attached in Cornerstone. With total of 4 Bedrooms and 4 washroom.....Rest detail coming soon.**  
Inclusions: **na**  
Property Listed By: **CIR Realty**

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











