



THE
A-TEAM

**RE/MAX
FIRST**

302 CORNER MEADOWS Square, Calgary T3N 2E2

MLS®#: **A2140816** Area: **Cornerstone** Listing Date: **06/12/24** List Price: **\$550,000**
 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: **1,807**
 Low Sqft:
 Ttl Sqft: **1,807**

DOM

16
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,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: **Bar,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	Room	Level	Dimensions
Great Room	Second	17`0" x 15`7"	Kitchen	Second	15`6" x 10`11"
Bedroom - Primary	Second	13`2" x 12`2"	Bedroom	Second	9`6" x 9`6"
Bedroom	Second	9`6" x 9`6"	Bedroom	Main	11`3" x 9`6"
2pc Bathroom	Second	5`6" x 5`0"	Laundry	Second	8`6" x 5`11"
Breakfast Nook	Second	10`9" x 8`0"	Furnace/Utility Room	Main	6`7" x 5`1"
4pc Bathroom	Main	7`6" x 5`1"	3pc Ensuite bath	Second	9`1" x 5`11"

**4pc Bathroom
Foyer**

**Second
Main**

**9`6" x 5`0"
5`9" x 5`3"**

Balcony

Second

19`2" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2110005**

Remarks

Pub Rmks:

Brand New Townhomes In Cornerstone. It has 4 Bedrooms and 4 washroom Double car garage attached.....Rest detail coming soon.

Inclusions:

N/A

Property Listed By:

CIR Realty

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









