



THE
A-TEAM

**RE/MAX
FIRST**

222 CORNER MEADOWS Square, Calgary T3N 2E2

MLS®#: **A2166737**

Area: **Cornerstone**

Listing Date: **11/07/24**

List Price: **\$560,000**

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: **720 sqft**
Lot Shape:

Access:

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

DOM

26
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
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: **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
Living/Dining Room Combination	Main	21`10" x 15`3"
Kitchenette	Lower	7`9" x 7`2"
Bedroom - Primary	Third	13`9" x 11`10"
Bedroom	Third	11`2" x 9`5"
4pc Bathroom	Third	8`2" x 4`11"
2pc Ensuite bath	Main	4`11" x 4`11"
Laundry	Third	6`5" x 5`11"

Room	Level	Dimensions
Kitchen	Main	14`9" x 10`5"
Living/Dining Room Combination	Lower	17`6" x 8`1"
Bedroom	Third	10`2" x 9`5"
Bedroom	Lower	15`11" x 14`10"
3pc Ensuite bath	Third	8`6" x 4`11"
3pc Bathroom	Lower	8`0" x 4`8"
Balcony	Second	18`5" x 7`0"

Condo Fee:
\$191

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411220**

Remarks

Pub Rmks: **Introducing a stunning townhouse with (illegal basement suite) and separate entrance as well as separate laundry room. that is sure to blow you away with its usage of space, remarkable design and plenty of upgrades, huge balcony with gas line for summer BBQ. Now going upstairs, you have 3 very generously sized bedrooms including a master bedroom with 3-piece ensuite washroom & a walk-in closet, two other bedrooms, full bath and a separate laundry. A single car attached garage provides secure parking for your vehicle. Being in the vibrant and highly accessible community of Cornerstone this townhome is located less than 5 minutes away from local grocery stores, shops, bus stops, and schools and is perfect for anyone looking to get into the market.**

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

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







