



THE
A-TEAM

**RE/MAX
FIRST**

114 CORNER MEADOWS ,NE Square, Calgary T3N 2E2

MLS®#: **A2171681**

Area: **Cornerstone**

Listing Date: **10/10/24**

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**

Finished Floor Area

Abv Sqft: **1,771**
Low Sqft:
Ttl Sqft: **1,771**

Lot Information

Lot Sz Ar: **800 sqft**
Lot Shape:

DOM

41
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Access:

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

Parking

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

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: **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 |
|-------------------------|---------------|----------------------|--------------------------|---------------|-----------------------|
| Dining Room | Main | 15`5" x 6`0" | Living Room | Main | 19`1" x 11`7" |
| Kitchen | Main | 14`2" x 13`3" | Bedroom - Primary | Second | 13`7" x 12`10" |
| Bedroom | Second | 11`10" x 9`4" | Bedroom | Second | 11`10" x 9`4" |
| Bedroom | Main | 11`0" x 9`5" | 2pc Bathroom | Main | 5`4" x 5`0" |
| 3pc Ensuite bath | Second | 8`11" x 5`9" | 4pc Ensuite bath | Main | 7`2" x 4`11" |
| 4pc Bathroom | Second | 8`10" x 4`11" | Laundry | Second | 8`3" x 5`9" |
| Balcony | Main | 18`6" x 7`6" | Walk-In Closet | Second | 5`9" x 5`8" |

Condo Fee:
\$199

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411220**

Remarks

Pub Rmks: **Brand New 3 Storey Townhome with double car garage attached In Cornerstone. With total of 4 Bedrooms and 4 washrooms. Quartz countertop throughout the house. Huge balcony with gas line for summer BBQ. Walking distance to shopping center and many more facilities. Just 10 minutes' drive to Airport, easy access to stoney trail and Deerfoot trail.**

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

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







