



THE
A-TEAM

**RE/MAX
FIRST**

224 CORNER MEADOWS , Calgary T3N 2E2

MLS® #: **A2172879** Area: **Cornerstone** Listing Date: **10/18/24** List Price: **\$565,000**
 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:

Access:

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

Finished Floor Area

Abv Sqft: **1,945**
 Low Sqft:
 Ttl Sqft: **1,945**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

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	Room	Level	Dimensions
Dining Room	Main	15`2" x 7`0"	Living Room	Main	15`2" x 14`10"
Office	Main	7`9" x 7`5"	Kitchen	Main	14`7" x 10`3"
Bedroom - Primary	Second	13`9" x 12`4"	Bedroom	Second	12`10" x 7`9"
Bedroom	Second	11`11" x 9`3"	2pc Bathroom	Main	4`11" x 4`11"
3pc Bathroom	Main	7`11" x 4`8"	4pc Bathroom	Second	8`6" x 4`11"
4pc Ensuite bath	Second	8`2" x 4`11"	Laundry	Second	6`6" x 5`11"
Flex Space	Main	17`5" x 7`4"	Pantry	Main	5`3" x 3`10"

Walk-In Closet

Second

7' 0" x 4' 11"

Balcony
Legal/Tax/Financial

Main

18' 10" x 7' 7"

Condo Fee:
\$187

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411220**

Remarks

Pub Rmks: **Corner Unit and backing onto natural pond. Very rare 4 Storey townhome with walk up basement , with potential to have bachelor suite (illegal) & remarkable design and plenty of upgrades, Luxury Vinyl Plank, quartz counter, 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, walk-in closet. Two other bedrooms and full bath & separate laundry. a single car garage attached. Being in the 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







