



THE
A-TEAM

**RE/MAX
FIRST**

125 CORNER MEADOWS Square, Calgary T3N 2E2

MLS® #: **A2173384** Area: **Cornerstone** Listing Date: **11/05/24** 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:

Access:

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

Finished Floor Area

Abv Sqft: **1,817**
 Low Sqft:
 Ttl Sqft: **1,817**

DOM

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

Parking

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

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 Room	Second	15`1" x 13`10"
2pc Bathroom	Second	4`11" x 4`11"
Bedroom	Main	11`6" x 9`3"
Bedroom	Third	12`0" x 9`4"
Laundry	Third	8`2" x 5`9"
3pc Ensuite bath	Third	8`11" x 5`9"
Balcony	Second	18`7" x 6`5"

Room	Level	Dimensions
Dining Room	Second	15`1" x 7`0"
3pc Ensuite bath	Main	7`4" x 4`11"
Bedroom - Primary	Third	12`11" x 12`0"
Bedroom	Third	12`0" x 9`4"
Furnace/Utility Room	Main	6`4" x 5`1"
4pc Bathroom	Third	8`11" x 4`11"
Walk-In Closet	Third	7`4" x 5`9"

Pantry Kitchen	Second Second	6`8" x 3`11" 13`7" x 12`4"	Kitchen	Second	13`7" x 12`4"
Legal/Tax/Financial					

Condo Fee: \$220	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
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Legal Desc: **2411220** Remarks

Pub Rmks: **Corner Unit, 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: **N/A**
Property Listed By: **CIR Realty**

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









