

125 CORNER MEADOWS Square, Calgary T3N 2E2

A2173384 Listing 11/05/24 List Price: **\$535,000** MLS®#: Area: Cornerstone

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Row/Townhouse

Calgary

800 sqft

2024 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

City/Town:

Cul-De-Sac Lot Feat:

Park Feat: **Double Garage Attached** DOM

1,817

1,817

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

46

Layout

4 (4) Beds: 3.5 (3 1) Baths: 3 Storey

Style:

<u>Parking</u>

Ttl Park: 2 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction: Mixed

Heating: Forced Air, Natural Gas Sewer:

Flooring: Carpet,Laminate Ext Feat: **Private Entrance, Rain Gutters** 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Second	15`1" x 13`10"	Dining Room	Second	15`1" x 7`0"
2pc Bathroom	Second	4`11" x 4`11"	3pc Ensuite bath	Main	7`4" x 4`11"
Bedroom	Main	11`6" x 9`3"	Bedroom - Primary	Third	12`11" x 12`0"
Bedroom	Third	12`0" x 9`4"	Bedroom	Third	12`0" x 9`4"
Laundry	Third	8`2" x 5`9"	Furnace/Utility Room	Main	6`4" x 5`1"
3pc Ensuite bath	Third	8`11" x 5`9"	4pc Bathroom	Third	8`11" x 4`11"
Balcony	Second	18`7" x 6`5"	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	
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













