



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 CORNER MEADOWS Square, Calgary T3N2N2**

MLS®#: **A2173404**

Area: **Cornerstone**

Listing Date: **10/16/24**

List Price: **\$549,900**

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: **Backs on to Park/Green Space**  
Park Feat: **Single Garage Attached**

DOM

**13**  
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,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Playground**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`8" x 7`11"
Furnace/Utility Room	Main	7`2" x 5`2"
Dining Room	Second	15`4" x 7`4"
Living Room	Second	19`3" x 13`10"
3pc Bathroom	Third	5`0" x 8`4"
Bedroom	Third	9`5" x 12`5"
Laundry	Third	5`11" x 6`6"

Room	Level	Dimensions
Family Room	Main	15`8" x 17`4"
2pc Bathroom	Second	4`11" x 4`11"
Kitchen	Second	14`11" x 10`10"
3pc Ensuite bath	Third	4`11" x 8`7"
Bedroom	Third	9`5" x 13`5"
Bedroom - Primary	Third	13`11" x 11`11"
Game Room	Basement	14`11" x 15`11"

Condo Fee:  
**\$199**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2411220**

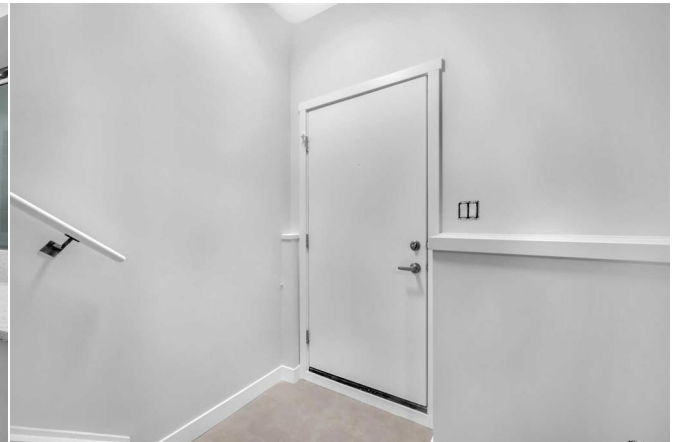
Remarks

Pub Rmks: **Please check # Virtual Tour# Welcome to 218 Corner Meadows Square NE! This brand new 4 level townhouse offers an impressive 1983 sq ft of luxurious living space, featuring 4 spacious bedrooms and 3.5 meticulously designed bathrooms, complemented by a single car garage. As a never-occupied new construction, this residence combines style with practicality, making it the perfect family home. The main floor showcases a unique FULL room with an en-suite washroom, ideal for guests or as a versatile office space. You'll be captivated by the 9-foot ceilings that create a bright, airy atmosphere throughout the home. The fully upgraded interior includes elegant quartz countertops and modern LED lighting, ensuring a sophisticated ambiance. The heart of the home, the second floor, boasts a well-appointed kitchen complete with a pantry, a dining area for intimate meals, and a spacious living room that flows effortlessly onto a balcony featuring a gas pipeline, perfect for summer BBQs. Ascend to the third floor, dedicated to comfort and relaxation, where you'll find a generous master suite with a walk-in closet and an ensuite bathroom, alongside two additional well-sized bedrooms and another full bathroom. The conveniently located laundry room with sink adds to the functionality of this incredible home. Finished Basement includes a Rec Room with its own separate entrance adds tremendous value to this home. This townhouse offers not only luxury and comfort but also unbeatable convenience. Living in Cornerstone offers easy access to major roadways such as the Airport, Stoney Trail, Metis, Deerfoot, and Country Hills. Residents also enjoy proximity to all major amenities. Don't miss the opportunity to make this stunning property your forever home! Schedule a viewing today!**

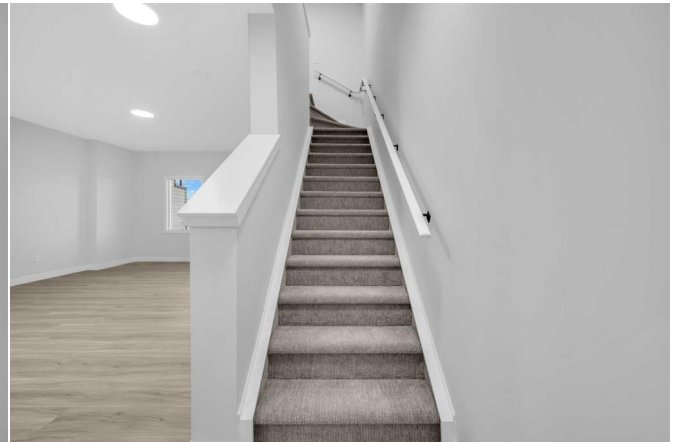
Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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













**218-240 Corner Meadows Square Ne, Calgary, AB**

Main Floor Exterior Area 516.12 sq ft  
Interior Area 652.32 sq ft  
Excluded Area 242.89 sq ft



PREPARED: 2024/10/16



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**218-240 Corner Meadows Square Ne, Calgary, AB**

Top Floor Exterior Area 787.75 sq ft  
Interior Area 719.62 sq ft



PREPARED: 2024/10/16



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**218-240 Corner Meadows Square Ne, Calgary, AB**

Upper Floor Exterior Area 679.77 sq ft  
Interior Area 617.68 sq ft



PREPARED: 2024/10/16



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

218-240 Corner Meadows Square Ne, Calgary, AB

Basement (Below Grade) Exterior Area 242.02 sq ft  
Interior Area 238.17 sq ft



PREPARED: 2024/10/16

While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.