



THE
A-TEAM

**RE/MAX
FIRST**

119 CORNER MEADOWS Square, Calgary T3N 2N2

MLS® #: **A2174223** Area: **Cornerstone** Listing Date: **10/20/24** List Price: **\$545,000**
 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:

Finished Floor Area
 Abv Sqft: **1,903**
 Low Sqft:
 Ttl Sqft: **1,903**

DOM

62
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Playground**

Construction: **Mixed**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator**
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	39`9" x 39`4"
Bedroom	Second	32`6" x 31`6"
2pc Bathroom	Main	13`6" x 13`6"
4pc Ensuite bath	Lower	24`3" x 13`6"
Laundry	Second	27`7" x 16`9"
Living/Dining Room Combination	Main	68`7" x 50`6"

Room	Level	Dimensions
Bedroom	Second	32`6" x 31`2"
Bedroom	Main	36`5" x 26`7"
3pc Ensuite bath	Second	26`7" x 16`9"
4pc Bathroom	Second	26`7" x 13`6"
Furnace/Utility Room	Lower	21`8" x 17`9"
Kitchen	Main	45`7" x 41`4"

Legal/Tax/Financial

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411220**

Remarks

Pub Rmks: **This exquisite 3-storey townhome has a wealth of features and upgrades. Upon a spacious entrance, there is a bedroom with a full bathroom. Upper level has 3 bedrooms with two full bathrooms. Main floor has a half bathroom. Ground and main levels are laminate flooring, and upper floor has carpet. Quartz counter tops, stainless steel appliances, big cabinets, and a huge island are parts of the upgraded kitchen. There is a double attached garage at the back. The community features include but not limited to Park, Playground, Shopping Nearby, Sidewalks, and Street Lights, easy exits to Country Hills Boulevard and Stoney Trail. ****Note: Property tax is yet to be assessed.******

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

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







