



THE
A-TEAM

**RE/MAX
FIRST**

338 CORNER MEADOWS Square, Calgary T3N 2E2

MLS®#: **A2187099** Area: **Cornerstone** Listing Date: **01/11/25** List Price: **\$529,900**
 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: **971 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,819**
 Low Sqft:
 Ttl Sqft: **1,819**

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached,Enclosed,Garage Door Opener,Garage Faces Rear,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Quartz Counters,Recessed Lighting,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`11"
Kitchen	Main	15`6" x 13`6"
3pc Ensuite bath	Upper	6`0" x 9`0"
Bedroom	Upper	9`6" x 11`7"
Laundry	Upper	6`0" x 8`5"
4pc Ensuite bath	Lower	4`11" x 7`5"
Furnace/Utility Room	Lower	6`9" x 7`5"

Room	Level	Dimensions
Dining Room	Main	13`4" x 8`11"
Living Room	Main	18`9" x 10`8"
4pc Bathroom	Upper	4`11" x 9`2"
Bedroom	Upper	9`4" x 11`7"
Bedroom - Primary	Upper	12`9" x 12`2"
Bedroom	Lower	11`11" x 9`6"

Condo Fee:
\$218

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **2410710**

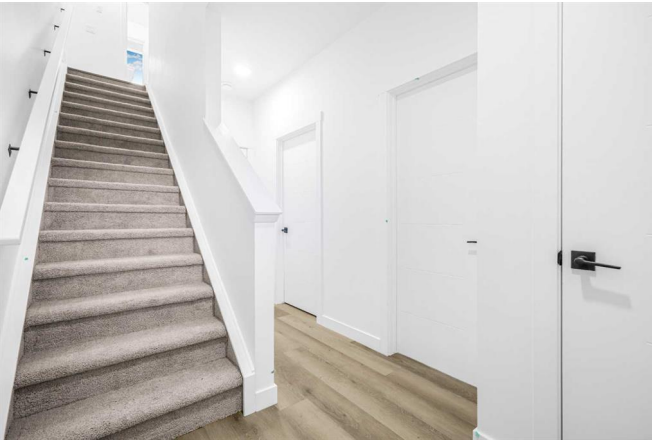
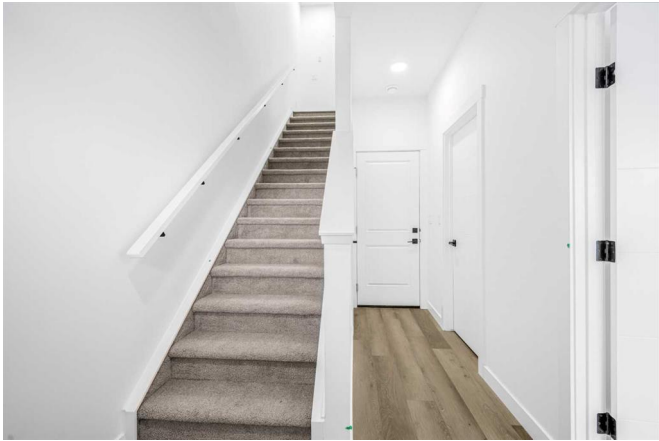
Remarks

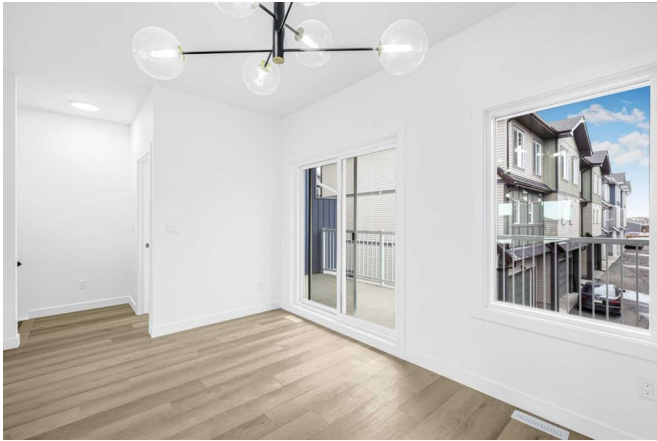
Pub Rmks: **This stunning 3-storey townhome in the vibrant community of Cornerstone, NE Calgary, offers the perfect blend of style, space, and convenience. Featuring 4 spacious bedrooms, 3.5 modern bathrooms, and a double attached garage, this home is designed to accommodate families and professionals alike. The open-concept main floor is ideal for entertaining, with a sleek, well-equipped kitchen that boasts stainless steel appliances, ample counter space, and modern cabinetry. Upstairs, the bedrooms provide a peaceful retreat, including a luxurious primary suite with a walk-in closet and private ensuite. Located just steps from a large shopping centre, this home provides unparalleled convenience with access to grocery stores, dining, and essential services. Easy connectivity to Stoney Trail and Calgary's major routes makes commuting a breeze, while the growing Cornerstone community offers parks, walking paths, and vibrant amenities right at your doorstep. This is the perfect place to call home.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

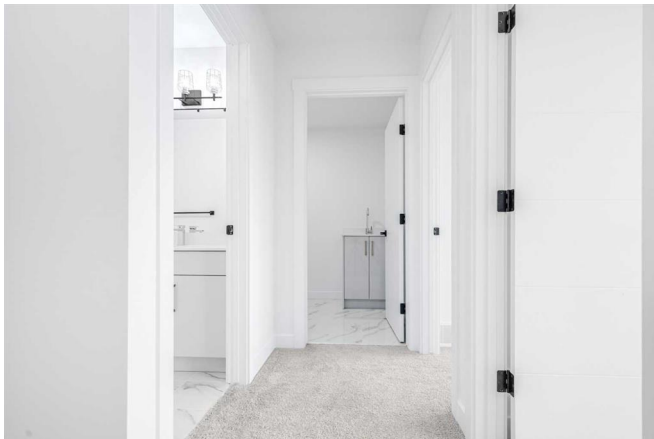
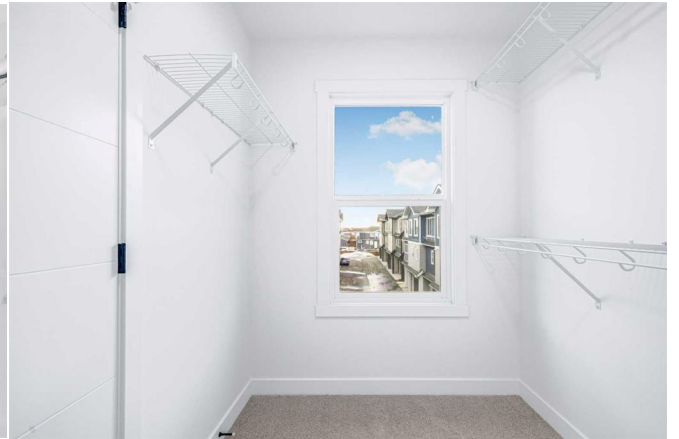
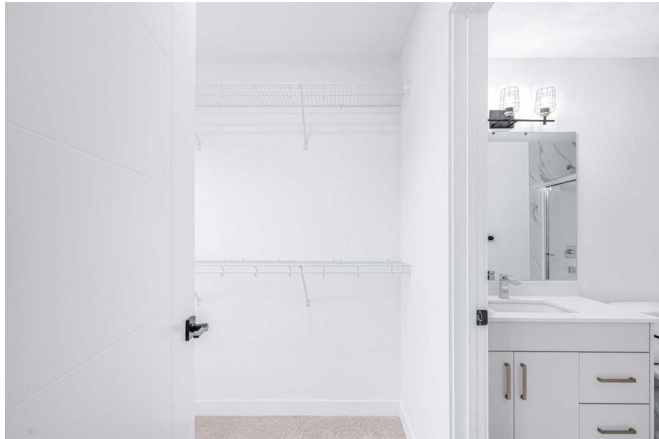
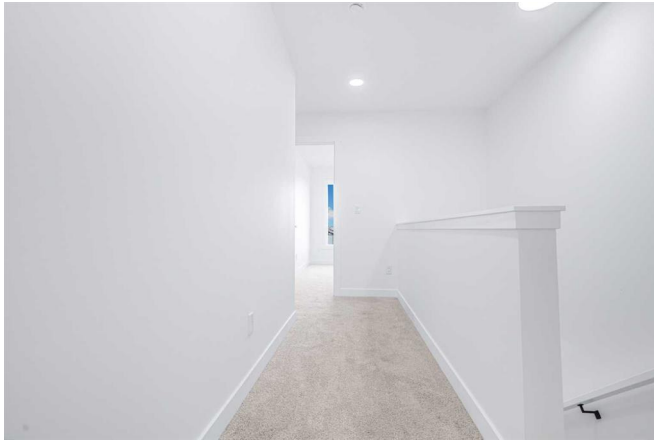
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

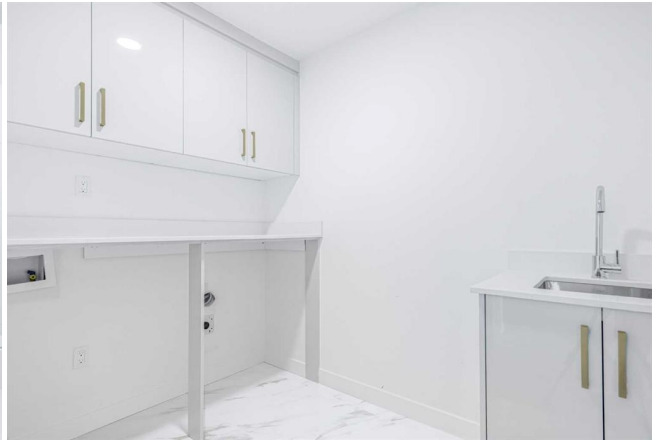












338 Cornermeadows Square, Calgary, AB

Lower Floor Exterior Area 350.21 sq ft
Interior Area 337.11 sq ft
Excluded Area 337.27 sq ft

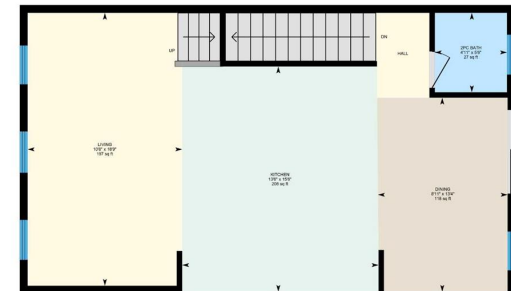


PREPARED: 2025/01/11

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

338 Cornermeadows Square, Calgary, AB

Main Floor Exterior Area 690.20 sq ft
Interior Area 628.60 sq ft



PREPARED: 2025/01/11

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338 Cornermeadows Square, Calgary, AB

2nd Floor Exterior Area 752.71 sq ft
Interior Area 719.56 sq ft



PREPARED: 2025/5/11



While regions are excluded from total floor area in GDS/DE, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.