

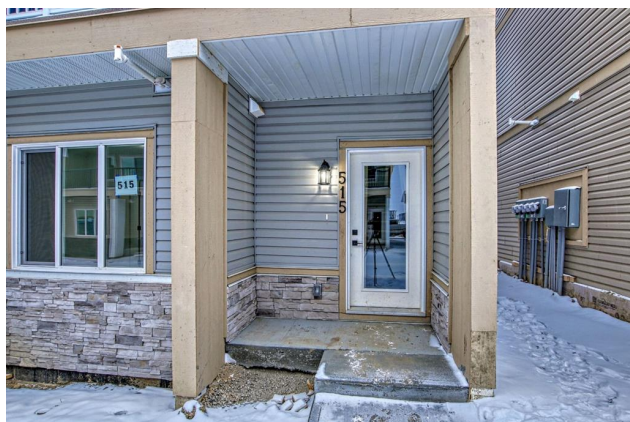


THE
A-TEAM

**RE/MAX
FIRST**

515 CORNER MEADOWS Square, Calgary T3N 2E2

MLS®#: **A2187945** Area: **Cornerstone** Listing Date: **01/31/25** List Price: **\$544,900**
 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: **968 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,717**
 Low Sqft:
 Ttl Sqft: **1,717**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Mixed**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, High Ceilings, 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	Room	Level	Dimensions
Bedroom - Primary	Second	12`11" x 12`1"	Bedroom	Second	9`5" x 7`0"
Bedroom	Second	9`3" x 9`8"	Bedroom	Lower	11`0" x 9`4"
2pc Bathroom	Main	4`11" x 4`11"	4pc Bathroom	Second	5`0" x 9`6"
4pc Ensuite bath	Lower	5`0" x 7`5"	3pc Ensuite bath	Second	5`10" x 9`1"
Laundry	Second	5`10" x 7`11"	Walk-In Closet	Second	5`10" x 7`5"
Kitchen	Main	15`5" x 12`0"	Pantry	Main	3`2" x 6`8"
Dining Room	Main	13`3" x 9`0"	Living Room	Main	14`11" x 11`6"

Balcony	Main	19`5" x 6`8"	Furnace/Utility Room	Lower	6`2" x 5`5"
Legal/Tax/Financial					

Condo Fee: \$212	Title: Fee Simple	Zoning: M-1
Legal Desc:	2410710;35	Monthly

Remarks

Pub Rmks: **Welcome to this beautifully designed 3-storey townhome in the heart of Cornerstone—a perfect blend of comfort and modern living. As you step into the inviting foyer, you'll find a bedroom with its own 4-piece ensuite, offering flexibility as a guest room or home office. The main floor is designed for everyday living with an open-concept layout featuring a bright living room, dining area, and a kitchen that's sure to impress. With sleek quartz countertops, stainless steel appliances, plenty of cabinet space, and a large kitchen island, it's perfect for both family meals and entertaining. A convenient 2-piece bath rounds out this floor. Upstairs, the primary suite provides a private retreat, complete with a walk-in closet and a 3-piece ensuite. Two more well-sized bedrooms share a 4-piece bath, and laundry is right where you need it for easy access. With laminate flooring on the ground and main levels and cozy carpeting upstairs, this home offers style and practicality. The double attached garage gives you ample parking and storage space. Located just minutes from parks, playgrounds, transit, grocery stores, and schools—with easy access to Stoney Trail and just a short drive to the airport—this home is perfect for families or anyone seeking convenience and a strong sense of community. Don't miss your chance to make this beautiful townhome your own!**

Inclusions: **None**
 Property Listed By: **Melcom Realty LTD.**

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









