



THE
A-TEAM

**RE/MAX
FIRST**

119 CORNER MEADOWS Square, Calgary T3N 2N2

MLS®#: **A2188373** Area: **Cornerstone** Listing Date: **01/19/25** List Price: **\$509,786**
 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: **800**

Finished Floor Area

Abv Sqft: **1,832**
 Low Sqft:
 Ttl Sqft: **1,832**

DOM

3
Layout
 Beds: **4 (4)**
 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,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`3" x 6`5"	Bedroom	Main	11`7" x 9`3"
4pc Ensuite bath	Main	7`5" x 4`11"	Furnace/Utility Room	Main	7`5" x 6`4"
Living Room	Second	19`2" x 12`0"	Dining Room	Second	15`11" x 8`9"
Kitchen	Second	14`10" x 12`5"	2pc Bathroom	Second	4`11" x 4`11"
Bedroom - Primary	Third	12`11" x 12`0"	Walk-In Closet	Third	7`5" x 5`11"
3pc Ensuite bath	Third	8`11" x 5`11"	Bedroom	Third	12`0" x 9`6"
Bedroom	Third	12`0" x 9`5"	4pc Bathroom	Third	9`0" x 4`11"
Laundry	Third	8`4" x 5`11"			

Legal/Tax/Financial

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411220**

Remarks

Pub Rmks: **New and Beautiful, in the popular community of Cornerstone, this spacious home is ideal for a nice family. This spacious home comes with 4 Bedrooms, 3 and 1/2 bathrooms plus a double attached garage, available immediately. Nice foyer entry on the main level. A generous sized bedroom with an attached 4 piece bathroom adds a lot of functionality and is perfect for guests or as a home Office or Spa area. The second level has e large Living room and Dining room with big windows that fill the home with natural light. Classy light gray LVP flooring complements the elegant kitchen with 2 tone cabinets and quartz counters. and Upgraded Backsplash tiles, stainless steel appliances, Nice balcony off the Living room for you to enjoy in the summer time. On the top floor you have the Primary bedroom with a 3 piece En-suite and a spacious walk-in closet. Two more bedrooms on this level, 4-piece main bathroom and laundry area. Double attached garage too, that you will truly appreciate in the Long Calgary winters. Close to many conveniences, Parks, shopping, airport, dining and great access to all major routes. Excellent value for you to enjoy right away.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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







