



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260 CORNER MEADOWS Way, Calgary T3N 1Y4**

MLS®#: **A2195254**

Area: **Cornerstone**

Listing Date: **02/20/25**

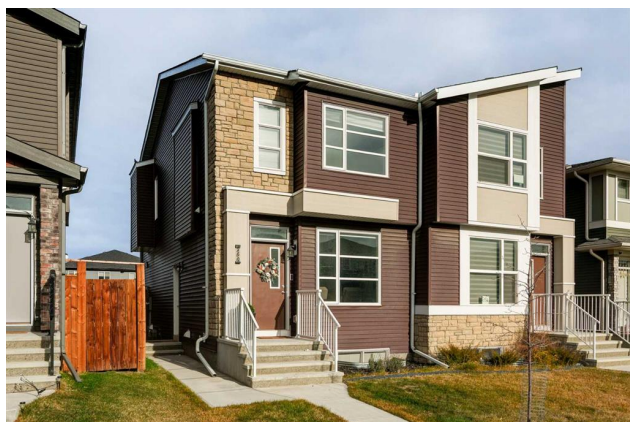
List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,400**

Year Built:

**2021**

Low Sqft:

Lot Information

Ttl Sqft:

**1,400**

Lot Sz Ar:

**2,454 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Level,Private,Rectangular Lot  
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bathroom Rough-in,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`9" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`8" x 17`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`11" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`0" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`7" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 11`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`6" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`9" x 10`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`4" x 6`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2011639**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**A beautiful like-new semi-detached home featuring 3 bedrooms, 2.5 bathrooms and a full basement with direct access via a side entrance! Located in the heart of Cornerstone, this property has quick access to countless nearby amenities and main roads for easy access to downtown and out of the city. The open concept main level has resilient vinyl plank flooring throughout which is perfect for children and pets. A wall of south-facing windows at the front of the home allow for natural light to pour through the property all day long. The main living area is open to both the kitchen and dining space - making it the optimal space for entertaining family and friends. The timeless kitchen is complete with two-tone shaker cabinets including white uppers with a neutral subway tile backsplash. The kitchen has a central island, quartz countertops and oversized pantry for everyday convenience. A desk nook, mud room and 2 pc powder room complete the main level. The vinyl plank flooring flows throughout the main level and into the upper level - meaning no carpet in this home! The upper level of the home features a large 11'x14' primary bedroom with a walk-in closet and private 4 pc ensuite. The secondary bedrooms are both located on the opposite end of the home and a full 4 pc main bathroom and laundry room with storage complete the upper level. The basement is wide open and ready for development - complete with its own private side-entrance. The backyard is fully fenced and landscaped with a concrete patio space for enjoying summer nights outside. A double parking pad completes the property and can accommodate a garage if desired. This home shows like-new and is move-in ready with easy access to plenty of nearby amenities! \*Virtual tour available upon request.**

Inclusions:  
Property Listed By:

**None**  
**Charles**

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



