



GRASSROOTS
REALTY GROUP

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502, 90 Corner Meadows Manor NE
Calgary, Alberta

MLS # A2238901



\$524,999

| | | | |
|------------------|-----------------------------------|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,820 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Few Trees, Front Yard, Landscaped | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 200 |
| Basement: | None | LLD: | - |
| Exterior: | Mixed | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters | | |

Inclusions: N/A

Prime Location | East Facing | Main Floor Bedroom with Full Bath | Wider Windows | Facing small park | Brand New 3 Storey Townhome with full size double car garage attached In Cornerstone. With total of 4 Bedrooms and 3.5 baths. Stainless steel appliances, quartz countertop throughout the house. Huge balcony with gas line for summer BBQ. This stunning 4 bedroom house offers an exceptional blend of modern living and convenience, perfect for families for all sizes. Situated close to all essential amenities, including Tim Hortons, TD Bank, RBC, BMO, Chalo Freshco, Shoppers Drug Mart, Dollarama, Tim Hortons, Child Care, Anytime Fitness, and major grocery stores and restaurants. Easy access to Stony Trail, 10 mins to YYC Airport, recently approved school site, public transportation, school transportation routes, this home offers both convenience and a strong sense of community. Don't miss the chance to make this exceptional property your own!