



**GRASSROOTS**  
REALTY GROUP

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**414 Corner Meadows Square NE**  
**Calgary, Alberta**

**MLS # A2275881**



**\$560,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 237
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** See Appliance and other equipment

Discover a rare opportunity: a spacious 1858.49 sq. ft., three-story townhouse in Cornerstone, steps away from the Chalo FreshCo plaza and various retail options. This isn't your average townhouse; it's a larger, wider model boasting premium upgrades throughout. The entry level features a double garage, plus a full bedroom and bathroom, ideal for various needs. The main level showcases a fully upgraded, functional L-shaped kitchen with striking dual-tone, ceiling-height cabinets, an oversized island, and a modern custom chimney hood fan. The living and dining area is generously sized and opens onto a west-facing wrap-around balcony equipped with a BBQ gas line, perfect for summer entertaining. The upper level offers three bedrooms and two full bathrooms, along with a convenient walk-in laundry room complete with a countertop and built-in cabinets. This upgraded townhouse includes enhanced carpeting, easy-to-maintain high-gloss cabinets, and more. With easy access to Stoney Trail, commuting is a breeze.