



**GRASSROOTS**  
REALTY GROUP

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**214 Corner Meadows Square  
Calgary, Alberta**

**MLS # A2195447**



**\$599,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 206
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SAT April 19th & SUN April 20th - 1PM to 4PM - Welcome to this Beautifully Designed 4-bedroom, 3.5-bathroom townhouse in the vibrant, family-friendly community of Cornerstone, backing on to wet-land. Featuring a spacious open-concept layout, this end unit is filled with natural light from extra windows and tons modern finishes. The gourmet kitchen boasts sleek quartz countertops, stainless steel appliances, and ample storage, while the single car garage provides secure parking and extra space. Upstairs, you'll find three Generous bedrooms, perfect for families or guests. Fourth bedroom with its own 3pc bathroom is on the main floor-ideal for home office or a Formal living room or turn this space into a Potential basement wet bar, Lastly the basement with its own entrance and optional bedroom/living room. Located in a welcoming neighborhood with parks, walking trails, and playgrounds, this home is also close to shopping, dining, schools, and major roadways, making your commute a breeze. Move-in ready and packed with upgrades, this is an incredible opportunity to own a modern home in one of Cornerstone most desirable areas. Contact us today to book a private viewing!