

**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		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 237

**Basement:** None

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** 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.