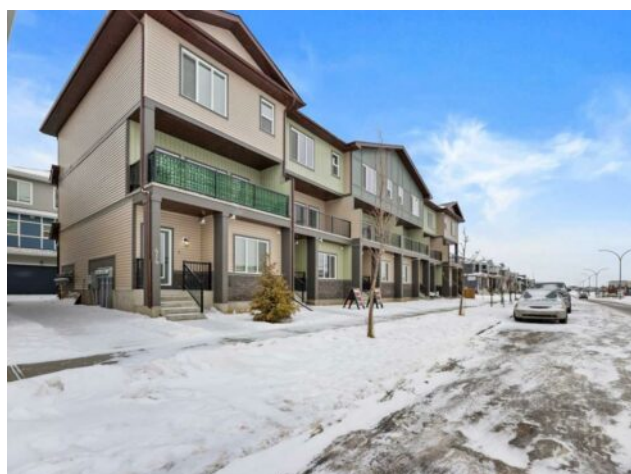


**414 Corner Meadows Square NE
Calgary, Alberta**

MLS # A2275881



\$560,000

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