



GRASSROOTS
REALTY GROUP

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414 Corner Meadows Square NE
Calgary, Alberta

MLS # A2331832



\$499,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,829 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to Corner Meadows Square! Offering over 1,800 sq. ft. of living space, this next to new, upgraded corner-unit townhouse is not your average townhouse. With a double attached garage, four bedrooms, and three full bathrooms, this home is perfect for families, professionals, or investors. The entry level features a spacious foyer, access to the double attached garage, and a private bedroom with a full bathroom, making it an ideal space for guests, a roommate, or a home office. The bright and open main floor is designed for both everyday living and entertaining. The upgraded L-shaped kitchen showcases striking dual-tone, ceiling-height cabinetry, high-gloss cabinets, a modern custom chimney hood fan, and an oversized island with plenty of seating and prep space. The spacious living and dining areas flow seamlessly onto the west-facing balcony, complete with a BBQ gas line, making it the perfect place to enjoy summer evenings. Upstairs, you'll find three generously sized bedrooms, including the primary suite with its own ensuite, an additional full bathroom, and a convenient walk-in laundry room with built-in cabinetry and a countertop for added functionality. Additional upgrades include carpeting, modern finishes throughout, and low-maintenance high-gloss cabinetry. Located with quick and easy access to Stoney Trail, shopping, parks, and everyday amenities, this move-in-ready home offers exceptional value in one of Calgary's fastest-growing communities.