



GRASSROOTS
REALTY GROUP

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107 Corner Meadows Square NE
Calgary, Alberta

MLS # A2347251



\$477,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,816 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:	Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	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 HOME TO 107 CORNER MEADOWS SQUARE! Four bedrooms, three and a half baths, a double attached garage and over 1,800 sq ft of nearly new living space in Cornerstone, all for under \$263 per square foot. Built in 2023, this three-storey townhome delivers the space of a detached home with the low-maintenance lifestyle busy families and savvy investors want. The main level sets this home apart. A full bedroom with its own walk-in closet sits steps from a 4-piece bathroom, creating a private retreat for guests, extended family, a live-in parent or a quiet home office. The foyer, utility room and direct access to the oversized double attached garage round out this floor, giving you room for two vehicles plus storage. Head up to the bright, open concept second level, built for everyday living and entertaining. The kitchen is the heart of the home, featuring a large island with breakfast bar seating, a walk-in pantry, full appliance package and plenty of counter space. It flows seamlessly into a dedicated dining area with room for the whole family and a spacious living room that is perfect for movie nights. Step out to the balcony and enjoy summer evenings outdoors. A convenient 2-piece powder room completes this level. The top floor is designed for real family life. The primary bedroom offers a walk-in closet and a private 3-piece ensuite. Two additional bedrooms that share a full 4-piece bathroom. Upper-floor laundry room means no more hauling baskets up and down stairs. Stylish, durable vinyl plank, tile and plush carpet run throughout, along with forced air heating and a humidifier for year-round comfort. Monthly fees of \$298 cover insurance, common area maintenance, snow removal, garbage, professional management and reserve fund contributions, so your weekends stay free. Location is everything, and Cornerstone delivers. You are

close to parks, playgrounds, ponds, walking and bike paths, schools and shopping, with quick access to Stoney Trail and Metis Trail for easy commutes across the city, to the airport and to CrossIron Mills. Book your private showing today!