



THE
A-TEAM

**RE/MAX
FIRST**

405 CORNER GLEN Circle, Calgary T3N2E1

MLS® #: **A2125592**

Area: **Cornerstone**

Listing Date: **04/24/24**

List Price: **\$490,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,549**
Low Sqft:
Ttl Sqft: **1,549**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Garden**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|--------|---------------|
| Living Room | Main | 13`1" x 11`5" |
| Kitchen | Main | 11`9" x 11`0" |
| 2pc Bathroom | Main | 5`0" x 4`6" |
| 3pc Ensuite bath | Second | 8`1" x 4`10" |
| Bedroom | Second | 8`8" x 10`0" |
| 4pc Bathroom | Second | 8`1" x 4`11" |
| Furnace/Utility Room | Lower | 7`0" x 4`0" |

| Room | Level | Dimensions |
|-------------------|--------|---------------|
| Dining Room | Main | 13`1" x 6`0" |
| Den | Main | 8`9" x 7`11" |
| Bedroom - Primary | Second | 13`7" x 11`6" |
| Walk-In Closet | Second | 6`3" x 5`10" |
| Bedroom | Second | 8`2" x 12`5" |
| Laundry | Second | 3`3" x 3`11" |
| Office | Lower | 13`7" x 10`1" |

| | | | |
|---------------------|--|--|-----------------------|
| Entrance | Lower | 6`11" x 2`10" | Legal/Tax/Financial |
| Condo Fee: \$258 | | Title: Fee Simple Fee Freq: Monthly | Zoning: M-1 |
| Legal Desc: | 2310135 | | Remarks |
| Pub Rmks: | Open House on Sunday 1-3pm.Location, location, location! Welcome to the Haven II model at Cornerhaven Townhomes, crafted by Shane Homes, located at 405 Corner Glen Circle NE, ready for quick possession, featuring three bedrooms and 2.5 bathrooms, complete with an attached double car garage. The entrance level of this meticulously designed home includes a flexible area perfect for your home office. Ascend to the bright and airy upper main floor to discover vinyl plank flooring throughout and an L-shaped kitchen with sleek quartz countertops, and stainless steel appliances. Adjacent to the kitchen is a spacious dining area leading into the comfortable living room. This level also features a handy tech niche for an office setup and a 2 pc bathroom with a pedestal sink, alongside a west-facing balcony. The top floor is home to the primary bedroom, boasting a walk-in closet and a 3 pc ensuite with a glass sliding door shower. Additionally, there are two more bedrooms, a 4 pc bathroom, a stacked laundry closet, and a linen closet. Don't miss your chance to own this gem, Located in the thriving community of Cornerstone, the area is set to feature numerous parks, future Sikh Temple, and provides excellent connectivity to the airport, Stoney Trail, and Deerfoot Trail. | | |
| Inclusions: | N/A | | |
| Property Listed By: | Diamond Realty & Associates LTD. | | |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







