



THE
A-TEAM

**RE/MAX
FIRST**

407 CORNER GLEN Circle, Calgary T3N 2E1

MLS® #: **A2125921** Area: **Cornerstone** Listing Date: **04/25/24** List Price: **\$499,999**
Status: **Pending** County: **Calgary** Change: **-\$1, 25-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,559**
Low Sqft:
Ttl Sqft: **1,559**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:
Lot Feat:
Park Feat:

Other
Double Garage Attached, Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`11" x 10`2"	Furnace/Utility Room	Main	9`11" x 4`1"
2pc Bathroom	Second	5`1" x 4`8"	Kitchen	Second	11`10" x 12`0"
Living Room	Second	17`2" x 16`1"	Office	Second	8`9" x 8`0"
3pc Ensuite bath	Third	8`3" x 5`1"	4pc Bathroom	Third	8`2" x 5`1"
Bedroom	Third	8`4" x 12`6"	Bedroom	Third	8`9" x 10`1"
Bedroom - Primary	Third	13`10" x 11`8"			

Legal/Tax/Financial

Condo Fee: \$258	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
Legal Desc:	2310135	

Remarks

Pub Rmks:	**Open House Sat May 4th, 2-4pm**Welcome to this beautiful 1559Sqft three-story CornerHaven townhome built by Shanehome in the beautiful community of Cornerstone. This unit has 3 bedrooms, 2.5 bath with double attached garage. Main floor has a Flex Room which can be used as a rec/office Area. Upstairs you will find a bright and open floor plan featuring a spacious living room, a formal Dinning area, a well-appointed kitchen, 2-piece bath and a Balcony. The gorgeous kitchen has Granite countertops and stainless steel appliance. On upper Level You are greeted by a Master bedroom with a 3 Piece Ensuite & a walk in Closet. Other two Bedrooms on upper level shares a common 4 Piece Bath with Laundry complete the Upper level. Located in Cornerstone with future parks, Schools, LRT station and few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today!
Inclusions: Property Listed By:	N/A PREP Realty

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









