



THE
A-TEAM

**RE/MAX
FIRST**

68 CORNER GLEN Road, Calgary T3N 1B9

MLS®#: **A2126038**

Area: **Cornerstone**

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

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,738 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Zero Lot Line**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,428**

Low Sqft:

Ttl Sqft: **2,428**

DOM

25

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Aluminum Siding ,Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Electric Oven,Garage Control(s),Microwave,Washer/Dryer**
Int Feat: **Built-in Features,Chandelier,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`8" x 12`1"	Bedroom	Second	12`6" x 8`10"
Bedroom	Second	11`9" x 10`0"	Bedroom	Second	13`6" x 8`9"
Living Room	Main	14`6" x 12`11"	Kitchen	Main	12`8" x 9`4"
Dining Room	Main	10`6" x 9`11"	Spice Kitchen	Main	8`1" x 7`3"
4pc Bathroom	Main	8`6" x 4`11"	4pc Bathroom	Second	8`8" x 4`11"
5pc Ensuite bath	Second	12`2" x 9`8"	Bonus Room	Second	12`8" x 12`6"
Office	Main	10`6" x 9`1"	Laundry	Second	8`9" x 5`9"

Title:
Fee Simple
Legal Desc:

Zoning:
RC1

2311614

Remarks

Pub Rmks:

OPEN HOUSE APRIL 28 - 2 to 4 PM Welcome to your dream home! This brand new, two-story 2428 SF detached house boasts modern elegance and functionality. Situated in a desirable community of cornerstone, this home is loaded with upgrades. 10 ft ceiling on the main floor & 9 ft on the upper and basement. With four spacious bedrooms and three full washrooms, including one on the main floor, this home offers ample space for comfortable living. The addition of a den provides flexibility for a home office or extra living area. The highlight of this property is the convenient spice kitchen, perfect for culinary enthusiasts or for hosting gatherings without disrupting the main kitchen area. The unfinished basement with a separate side entrance presents endless possibilities for customization and expansion, allowing you to tailor the space to suit your unique needs and lifestyle. Don't miss out on the opportunity to make this stunning property your own. Schedule a viewing today and envision yourself living in luxury and comfort! Easy access to Metis and stone trail. 10 mints drive to Calgary international Airport and cross iron mills.

Inclusions:
Property Listed By:

none
Diamond Realty & Associates LTD.

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







