

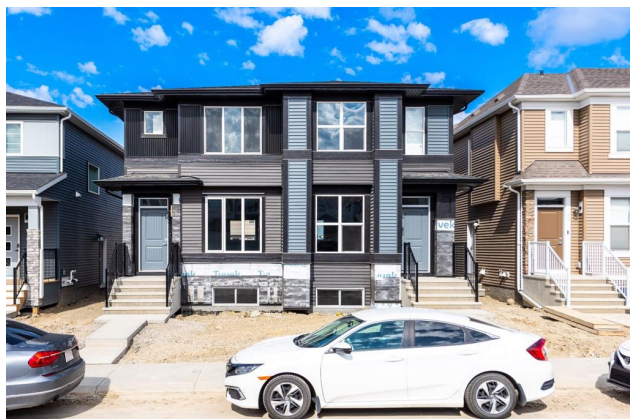


THE
A-TEAM

**RE/MAX
FIRST**

25 CORNER GLEN Row, Calgary T3N1B9

MLS®#: **A2140502** Area: **Cornerstone** Listing Date: **06/11/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,165 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Built-in Features,Kitchen Island,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 27`3"	Dining Room	Main	8`10" x 11`1"
Bedroom - Primary	Second	11`0" x 13`9"	Bedroom	Second	10`11" x 9`3"
Bedroom	Second	10`9" x 9`1"	4pc Ensuite bath	Second	7`7" x 5`0"
4pc Bathroom	Second	7`7" x 5`0"	2pc Bathroom	Main	5`1" x 5`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2311614

R-G

Remarks

Pub Rmks: **Introducing an exceptional opportunity to reside in a freshly constructed half-duplex within the highly desirable Cornerstone community. This contemporary residence is thoughtfully designed with an inviting east-facing orientation and a convenient side entrance. Upon arrival, you're welcomed into a bright and airy living space adorned with expansive windows, creating an inviting atmosphere filled with natural light. The main level boasts 9-foot ceilings, accentuating the sense of spaciousness and openness. The chef-inspired kitchen is appointed with exquisite quartz countertops, upgraded cabinetry, and top-of-the-line stainless steel appliances, making it a culinary enthusiast's haven. Additional features include a stylish backsplash, timeless cabinetry, and recessed lighting throughout the main floor. Upstairs, discover three generously sized bedrooms, two full bathrooms, and a convenient laundry closet for added functionality. The primary suite is a retreat in itself, showcasing a luxurious four-piece ensuite and a generously sized walk-in closet. The unfinished basement, complete with two windows and a separate entrance, offers endless possibilities for customization or potential rental income.**

Inclusions:

N/A

Property Listed By:

Real Broker

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

