

## 334 CORNER GLEN Way, Calgary T3N 2L7

MLS®#: A2142648 Listing 06/25/24 List Price: **\$787,500** Area: Cornerstone

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached Calgary

2024 Year Built: **Lot Information** 

Lot Sz Ar: 3,392 sqft

**Back Yard,Interior Lot** Lot Feat: Park Feat: **Double Garage Attached**  DOM

13 **Layout** 

3 (3) Beds: 2.5 (2 1) Baths: 2 Storey

Style:

**Parking** 

Ttl Park: 4 Garage Sz: 2

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Ext Feat: **Private Yard**  Construction:

Stone, Vinyl Siding, Wood Frame

Finished Floor Area

2,047

2,047

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator

Int Feat: Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`5" x 10`10"	Breakfast Nook	Main	11`1" x 9`9"
Living Room	Main	11`9" x 13`5"	Spice Kitchen	Main	6`10" x 6`7"
2pc Bathroom	Main		Bedroom - Primary	Upper	11`4" x 13`7"
5pc Ensuite bath	Upper		Bedroom	Upper	12`4" x 10`11"
Bedroom	Upper	10`0" x 11`3"	Bonus Room	Upper	16`0" x 11`10"

Laundry	Upper	6`5" x 9`9"	<b>4pc Bathroom</b> Legal/Tax/Financial	Upper			
Title: Fee Simple	2410507	Zoning: <b>R-G</b>					
Legal Desc:	2410507		Remarks				
Pub Rmks: Inclusions: Property Listed By:	Cornerstone - 334 Corner Glen Way NE: Excellent pre-construction opportunity to build your dream home! Welcome to this Moraine model built by Shane Homes with 2,047 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage. The open main floor has vinyl plank throughout and includes the optional super kitchen layout with stainless steel appliances, an island with seating, am optional spice kitchen; living room with tiled electric fireplace and floating hearth; breakfast nook with access to the yard; 2 pc powder room with built-in vanity sink. The upper level has a spacious primary bedroom with a walk-in closet and 5 pc ensuite including dual sinks, soaker tub and shower; 2 additional bedrooms each with walk-in closets, a central bonus room, laundry room with linen closet, and a 4 pc main bathroom. The lower level remains unspoiled with an optional side entry and upgraded 9' basement foundation for future development. Located in Cornerstone with plenty of future parks, school spaces, and LRT stations and excellent access to the airport, Stoney Trail, and Deerfoot Trail. Call for more info! N/A RE/MAX Real Estate (Central)						

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