



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNER GLEN Road, Calgary T3N 1B9

MLS®#: **A2142965** Area: **Cornerstone** Listing Date: **06/19/24** List Price: **\$799,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,947**
Lot Information Low Sqft:
 Lot Sz Ar: **3,499 sqft** Ttl Sqft: **1,947**
 Lot Shape:

DOM

16
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
 Int Feat: **Granite Counters,Open Floorplan,Pantry,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`1"	Kitchen	Main	15`0" x 12`10"
Dining Room	Main	10`8" x 10`0"	Bonus Room	Upper	14`5" x 13`0"
Laundry	Upper	8`2" x 5`9"	Pantry	Main	5`3" x 3`3"
Bedroom - Primary	Upper	16`2" x 13`2"	Bedroom	Main	9`9" x 8`8"
Bedroom	Upper	12`10" x 12`1"	Bedroom	Upper	12`10" x 10`7"

4pc Ensuite bath
3pc Bathroom

Upper
Main

11`7" x 5`0"
9`9" x 7`4"

4pc Bathroom

Upper

8`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
RC1

Remarks

Pub Rmks: **Discover your dream home at this BRAND NEW, meticulously crafted residence by JAYMAN , where luxury meets functionality. Featuring TONS OF UPGRADES throughout, this home welcomes you with a striking OPEN TO BELOW ENTRANCE that sets the tone for its grandeur. Step into the heart of the home and be captivated by the TWO TONE KITCHEN complemented by a stunning TWO TONE COUNTERTOP, complete with HIGH END UPGRADED APPLIANCES and a spacious pantry for all your culinary needs. The thoughtful design extends to the MAIN FLOOR BEDROOM and FULL BATHROOM, ideal for accommodating guests, elderly family members, or creating a productive home office space. Entertain effortlessly in the SPACIOUS LIVING ROOM and DINING ROOM that flow seamlessly in the OPEN FLOOR CONCEPT layout, enhanced by elegant lighting fixtures that add a touch of sophistication. Upstairs, retreat to the VERY SPACIOUS LOFT, perfect for relaxation or recreation. Discover generously sized SECONDARY BEDROOMS and indulge in the privacy of the SPACIOUS PRINCIPLE BEDROOM featuring an ENSUITE and a spacious WALK-IN CLOSET. The basement offers a separate entry and is ready for your imagination. Houses has tons of smart devices- Smart thermostat, doorbell, outside light, LED screen in the kitchen, Smart switches through out the house Don't miss out on the opportunity to own this aesthetically designed home that combines modern luxury with practical living spaces. Schedule your viewing today**

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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











