

20 CORNER GLEN Road, Calgary T3N 2L5

MLS®#: **A2149176** Area: **Cornerstone** Listing Date: **07/13/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,498 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,946**
 Low Sqft:
 Ttl Sqft: **1,946**

DOM

65
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Street Lighting, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 8`9"	Foyer	Main	8`6" x 7`0"
Kitchen	Main	11`11" x 14`3"	Living Room	Main	11`0" x 17`1"
Mud Room	Main	7`9" x 9`1"	Bedroom - Primary	Upper	11`11" x 13`7"
Bedroom	Upper	8`10" x 12`0"	Bedroom	Upper	8`10" x 15`8"
Family Room	Upper	14`1" x 13`7"	2pc Bathroom	Main	5`0" x 4`11"
4pc Bathroom	Upper	8`5" x 5`0"	5pc Ensuite bath	Upper	8`5" x 10`3"
Laundry	Upper	8`0" x 6`11"	Walk-In Closet	Upper	8`5" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this Brand-New home in Cornerstone featuring a Double Attached Garage and offering 1946.40 sq.ft. of Living Space. Upon Entering, you are greeted by a welcoming FOYER and a convenient MUDROOM on the Main Floor. The Open-Concept Kitchen is equipped with Stainless Steel Appliances and a Pantry, seamlessly connecting to the Dining Area and Living Room. Upstairs, you'll find a spacious Master Bedroom with a luxurious 5-piece ensuite bathroom and a closet. Additionally, there are two generously sized bedrooms, each with walk-in closets, a 4-piece bathroom, a Family Room, and a Laundry Area to complete the Upper Floor. The Lower level is undeveloped, with a side entry, offering potential for future customization. The home also boasts a great backyard. Located in the thriving community of Cornerstone, this home is close to upcoming parks, schools, LRT stations, and has excellent access to the airport, Stoney Trail, and Deerfoot Trail. Contact your realtor today to schedule a viewing!

Inclusions:
Property Listed By:

N/A
MaxWell Central

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











