



THE
A-TEAM

**RE/MAX
FIRST**

125 CORNER GLEN Avenue, Calgary T3N 2L7

MLS®#: **A2150209** Area: **Cornerstone** Listing Date: **07/16/24** List Price: **\$1,209,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar: **3,907 sqft**
 Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front**

DOM

62
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Stacked**

Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Upper	6`7" x 6`0"	Bedroom	Upper	12`4" x 10`0"
Living Room	Main	13`6" x 15`0"	Dining Room	Main	11`5" x 15`0"
Bedroom	Main	12`3" x 11`1"	Kitchen	Main	16`7" x 10`6"
3pc Bathroom	Main	4`10" x 8`9"	Bedroom - Primary	Upper	12`2" x 15`5"

Bedroom	Upper	12`4" x 10`0"	Loft	Upper	12`2" x 10`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	12`4" x 13`6"
Bedroom - Primary	Upper	12`2" x 15`6"	Living Room	Suite	12`10" x 10`10"
Kitchen With Eating Area	Suite	14`5" x 8`6"	Bedroom	Suite	9`0" x 12`6"
Bedroom	Suite	12`2" x 9`1"	4pc Bathroom	Suite	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2311614**

Remarks

Pub Rmks: ****SHOW HOME ALERT!**LEASEBACK**VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity**Start earning money right away**Jayman BUILT will pay you monthly 6% (annual) return rate to use this home as their full time show home**PROFESSIONALLY DECORATED with all of the bells and whistles**INCLUDES A 2 BEDROOM LEGALIZED SUITE WITH SIDE ENTRANCE** Amazing Design! Unique in Features! Brand New Home! Over 3600+ SF of Stylish design welcomes you into this stunning FIVE PLUS TWO BEDROOM and 5 FULL BATH home located in the beautiful community of Cornerstone. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ counter tops, sleek stainless steel appliances including a KitchenAid Counter Depth Refrigerator with French Door w/ Internal Water/Ice, dishwasher with stainless steel interior, KitchenAid 30" Built in Wall Oven/MW Combo, 36" gas cooktop and a Broan BBN3306SS power pack built-in cabinet hoodfan . An enclosed walk-in corner spice kitchen with slide in gas range and sink and beautiful extended over sized flush centre Island that overlooks the generous great room and dining room-Ideal for all entertaining. A sizeable 5TH BEDROOM on the main floor, perfect for a large family or working from home as you have a full bath adjacent to the functional space with a private pocket door access. Upstairs, you will discover FOUR MORE BEDROOMS with 2 of them being Primary Suite's-each boasting 5pc en suites with dual vanities, stand alone shower, over sized bath and large walk-in closet. A centralized LOFT with vaulted ceiling offers an additional living space and another full bath (with easy access to the third and fourth bedroom) and 2nd floor laundry to complete the level. The FULLY FINISHED LEGALIZED SUITE features TWO BEDROOMS, living room, kitchen/dining room, full bath and SEPARATE SIDE ENTRANCE. Situated close to the International Airport with quick access to both Deer Foot Trail and Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family; in addition to having a legal suite to either create additional income or have for extended family. Perfect!!**

Inclusions: **Fridge in Suite, Dishwasher in Suite**
 Property Listed By: **Jayman Realty Inc.**

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