



THE
A-TEAM

**RE/MAX
FIRST**

124 CORNER GLEN Avenue, Calgary T3N 2L7

MLS®#: **A2150263**

Area: **Cornerstone**

Listing Date: **07/16/24**

List Price: **\$777,900**

Status: **Active**

County: **Calgary**

Change: **+\$21k, 19-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,680 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Zero Lot Line**
Park Feat: **Gravel Driveway,On Street,Outside,Parking Pad,Side By Side**

DOM

190
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 12`5"
Kitchen	Main	8`9" x 12`2"
Mud Room	Main	9`4" x 4`6"
Bedroom - Primary	Upper	12`8" x 13`6"
Bedroom	Upper	9`2" x 11`0"
Laundry	Upper	6`5" x 3`7"
Bedroom	Main	11`1" x 9`0"

Room	Level	Dimensions
Dining Room	Main	11`3" x 8`6"
Foyer	Main	7`8" x 6`0"
3pc Bathroom	Main	8`6" x 5`5"
3pc Ensuite bath	Upper	7`7" x 6`8"
Bedroom	Upper	11`1" x 9`5"
4pc Bathroom	Upper	5`3" x 9`5"
Walk-In Closet	Upper	5`8" x 6`8"

Loft
Bedroom
4pc Bathroom

Upper
Basement
Basement

9`4" x 8`6"
10`1" x 10`3"
9`9" x 6`0"

Game Room
Bedroom

Basement
Basement

14`5" x 12`6"
10`1" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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% return (annual) to use this home as their full time show home**PROFESSIONALLY DECORATED with all of the bells and whistles**BRAND NEW HOME ALERT * 10 SOLAR PANELS * MAIN FLOOR FLEX ROOM * Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought-after "COOPER" home located in the up & coming community of Cornerstone. A lovely neighborhood with parks, playgrounds & great new amenities welcomes you into over 2500+ sq ft of developed living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with a flush eating bar & sleek stainless steel KitchenAid appliances, including a Counter Depth French Door w/ Internal Water/Ice, 30" Built in Wall Oven/MW Combo, 36" gas cooktop and Venmar Chef 36" hood fan.. Elegant White QUARTZ countertops through out, soft close slab cabinets, and sil granite Blanco undermount sink compliment the space. Enjoy the generous dining area adjacent to the spacious kitchen, overlooking the lower rear Great Room with an 11-foot ceiling and a beautiful bank of over sized windows with a beautiful feature fireplace. To complete the main level, you have a designated flex space perfect for an office or den or a FOURTH BEDROOM as it has a closet and is situated nicely adjacent to the FULL BATH with over sized shower. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 3 pc private en suite with an oversized walk-in shower and generous walk-in closet along with 2nd-floor laundry for convenience, full bath and loft area adding additional living space for you and your family to enjoy. The FULLY FINISHED basements adds 689 sqft more living space with a spacious rec room, 2 MORE BEDROOMS and FULL BATH. As well, you have to space to build a double detached garage at your leisure. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, Built Green Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. This stunning Show Home has been completed in the Extra Fit & Finish and includes air conditioning, window coverings and wall paper. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.**

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

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





