



THE
A-TEAM

**RE/MAX
FIRST**

45 CORNER GLEN Way, Calgary T3N 2L7

MLS®#: **A2157362** Area: **Cornerstone** Listing **08/19/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,832 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Alley Access,On Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,667**
 Low Sqft:
 Ttl Sqft: **1,667**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`10"	Dining Room	Main	14`11" x 16`1"
Kitchen	Main	18`11" x 11`11"	Living Room	Main	13`9" x 13`0"
3pc Ensuite bath	Second	4`11" x 8`8"	4pc Bathroom	Second	9`0" x 4`11"
Bedroom	Second	9`0" x 13`0"	Bedroom	Second	9`8" x 9`5"
Loft	Second	13`7" x 10`2"	Bedroom - Primary	Second	13`8" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311614

Remarks

Pub Rmks:

****2024 Brand New Home** Move-in Ready | 1667 SqFt | 3-Bedrooms | 2.5-Bathrooms | Incredible Living Space | Quartz Countertops | Open Floor Plan | Pot Lighting | Electric Fireplace | Upper Level Family Room | Upper Level Laundry | Side Entry to Basement | Alley Access. Welcome to your stunning brand new home in Cornerstone with 3 bedrooms, 2.5 bathrooms and an expansive living space. The main and upper levels boast 1667 SqFt with an additional 763 SqFt in the unfinished basement. Open the front door to a foyer with views into the open concept main level. The front living room is framed with large windows beaming with natural sunlight. The living room is paired with an electric fireplace adding both style and comfort to this space. The open floor plan compliments a smooth transition from living to dining. The kitchen is outfitted with full height cabinets, quartz countertops, stainless steel appliances and a centre island with barstool seating. Off the kitchen is a rear coat closet, bench seating & coat hooks and back door that leads to the backyard and rear parking pad. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms, a family room and laundry. The primary bedroom is grand with a walk-in closet and a private 3pc ensuite bath with a walk-in shower. Bedrooms 2 & 3 are both a great size with closet storage and share the main 4pc bathroom with a tub/shower combo. The upper level family room is an added bonus as it adds to your family's evening comfort! The laundry is located on this upper level in a deep closet to not take away from any of your living space. Downstairs, the basement has a separate side entry and has rough-in plumbing! This space can be easily transformed to fit your family's needs. Outside is a great sized backyard with space for a deck and a rear detached double garage! Hurry and book your showing at this incredible brand new home today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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









