



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 CORNER GLEN Crescent, Calgary T3N 2L9**

MLS®#: **A2165751**      Area: **Cornerstone**      Listing Date: **09/13/24**      List Price: **\$819,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,509 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,306**  
 Low Sqft:  
 Ttl Sqft: **2,306**

DOM

**6**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
 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`9" x 6`6"	Bedroom	Upper	9`0" x 10`8"
Living Room	Main	12`11" x 14`0"	Dining Room	Main	10`0" x 14`0"
Bedroom	Main	10`3" x 9`5"	Kitchen	Main	13`8" x 14`0"
3pc Bathroom	Main	5`3" x 8`0"	Bedroom - Primary	Upper	12`11" x 11`0"
Bonus Room	Upper	11`6" x 12`1"	5pc Ensuite bath	Upper	16`0" x 10`0"
4pc Bathroom	Upper	9`6" x 5`5"	Bedroom	Upper	9`0" x 10`6"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2311614**

Zoning: **R-G**

Remarks

Pub Rmks: **\*PRESENTING THE KARMA\*4 BEDROOMS ABOVE GRADE\*CONVENIENT SIDE ENTRY\*FULL BATH AND BEDROOM ON MAIN FLOOR\* This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "KARMA 24" Signature Home located in the up and coming community of Cornerstone, where nature is your neighbour in every direction. If you have a large family and enjoy offering ample space for all who visit, than this is the home for you! Immediately fall in love as you enter, offering over 2300+SF of true craftsmanship and beauty! Luxurious Vinyl Plank flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting Luxe Noir and Elegant white QUARTZ counters, sleek stainless steel Whirlpool appliance package with an Electric Slide In Smooth Top range, French Door Refrigerator with Icemaker and Internal Water and Panasonic built-in microwave with trim kit. An amazing 2 storey floor plan with a MAIN FLOOR BEDROOM AND FULL BATH, quietly transitioning to the expansive kitchen that boasts a designated walk thru pantry and centre island that overlooks the amazing living area with sliding doors that open up nicely to your beautiful corner lot . The upper level offers you an abundance of space to suit any lifestyle with over 1200SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND ALONE SHOWER. Thoughtfully separated past the pocket door you will discover the spacious walk-in closet and dual laundry closet beyond that. A stunning centralized Bonus room separating the Primary wing with the the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. ADDITIONAL FEATURES: Extra Fit & Finish, Professionally designed Oak & Ore color palette, expanded dining room, CONVENIENT SIDE ENTRANCE, rear BBQ gas line, raised 9ft basement ceiling height & 3pc rough-in plumbing.. This lovely home presenting the TX Prairie Elevation has been completed in Jayman's EXTRA Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 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. Perfect!!**

Inclusions: **N/A**  
 Property Listed By: **Jayman Realty Inc.**

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