



THE
A-TEAM

**RE/MAX
FIRST**

141 CORNER GLEN Way, Calgary T3N1B9

MLS®#: **A2165872** Area: **Cornerstone** Listing Date: **09/14/24** List Price: **\$689,000**
 Status: **Active** County: **Calgary** Change: **+\$40k, 15-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,863**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,830 sqft** Ttl Sqft: **1,863**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 8`4"	Bedroom	Main	9`7" x 11`6"
Dining Room	Main	12`10" x 8`3"	Kitchen	Main	18`11" x 12`9"
Living Room	Main	13`0" x 14`1"	Mud Room	Main	8`10" x 5`5"
3pc Ensuite bath	Upper	4`11" x 10`4"	4pc Bathroom	Upper	9`9" x 4`11"
Bedroom	Upper	9`3" x 13`2"	Bedroom	Upper	9`3" x 11`10"
Bonus Room	Upper	14`10" x 9`6"	Bedroom - Primary	Upper	13`6" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to your dream home, a brand new 2024 gem in the heart of Cornerstone NE. This beautifully crafted 1,863 sqft, two-storey residence exudes modern elegance and thoughtful design, perfect for comfortable living and entertaining. Step inside and be greeted by an expansive living area that invites relaxation and gatherings. The chef-inspired kitchen is a culinary delight, featuring gleaming stainless steel appliances, stylish cabinetry, and ample counter space, seamlessly flowing into the designated dining area. The main floor also boasts a versatile bedroom and a full bathroom, ideal for accommodating guests or providing easy access for seniors. Upstairs, discover a spacious bonus room that offers additional living space for family activities or a cozy retreat. The primary bedroom is a true sanctuary, complete with a walk-in closet and a luxurious 3-piece ensuite. Two additional well-sized bedrooms and a family bathroom ensure ample space for everyone. The convenience of an upstairs laundry room makes daily chores a breeze. The basement is a blank canvas with two bright windows, a 9-foot foundation, and a side entrance, ready for your creative touch. Whether you envision a home theatre, gym, or extra living space, this area offers endless possibilities. This exceptional home is perfectly situated close to a serene pond, park, and playground, as well as convenient shopping and major routes including Stoney Trail. Don't miss this opportunity to own a stunning new home in a sought-after neighborhood. Contact your favorite realtor today to schedule a private showing and make this dream home yours!**

Inclusions: **N/A**
Property Listed By: **PREP Realty**

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













