



THE
A-TEAM

**RE/MAX
FIRST**

216 CORNER GLEN Avenue, Calgary T3N1B9

MLS®#: **A2168963**

Area: **Cornerstone**

Listing Date: **09/27/24**

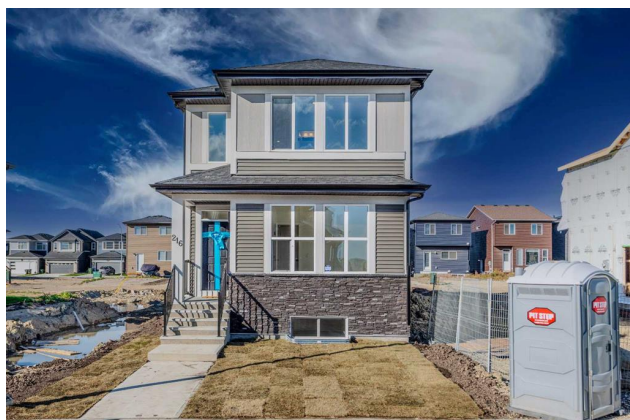
List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,830 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,811**
Low Sqft:
Ttl Sqft: **1,811**

DOM

55
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Separate Entrance,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`9" x 9`6"	3pc Bathroom	Main	8`0" x 5`0"
Living Room	Main	15`0" x 10`8"	Dining Room	Main	12`9" x 9`2"
Kitchen	Main	12`9" x 9`9"	Bedroom - Primary	Second	14`1" x 14`7"
Walk-In Closet	Second	5`9" x 8`7"	4pc Ensuite bath	Second	9`0" x 5`0"
4pc Bathroom	Second	9`0" x 5`0"	Family Room	Second	13`2" x 10`9"
Bedroom	Second	9`3" x 11`7"	Bedroom	Second	9`6" x 11`7"

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

Remarks

Pub Rmks: **| OPEN HOUSE SATURDAY (09/28) and SUNDAY (09/29) 2-5PM | Welcome to this stunning brand-new, never-lived-in laned home in the vibrant community of Cornerstone NE Calgary! Built by the renowned Jayman Built, this beautifully upgraded spec home offers over 1,800 sqft of modern living space, designed with functionality and luxury in mind. Upon entering, you'll be greeted by a bright and open floor plan featuring a main floor bedroom and a full bath, perfect for guests or multi-generational living. The spacious living area flows seamlessly into the upgraded kitchen, boasting high-end finishes, stainless steel appliances, sleek cabinetry, and a large island perfect for entertaining. Upstairs, you'll find a cozy bonus room—ideal for family gatherings or a home office—along with three generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite. The unfinished basement with a separate side entrance offers endless possibilities, featuring rough-ins for a future legal suite and two large windows for natural light, making it an excellent opportunity for additional income or extended family living. Located in the highly desirable community of Cornerstone, this home is close to parks, schools, shopping, and easy access to major routes. Don't miss this rare opportunity to own a thoughtfully designed, upgraded home in NE Calgary!**

Inclusions: n/a
Property Listed By: **URBAN-REALTY.ca**

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



