

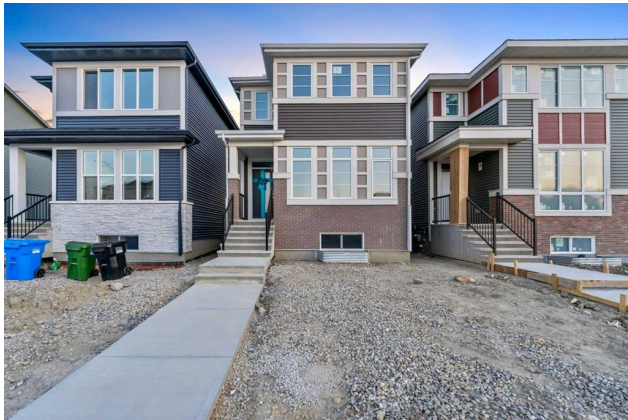


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 CORNER GLEN Way, Calgary T3N2L6**

MLS®#: **A2169207**      Area: **Cornerstone**      Listing Date: **09/28/24**      List Price: **\$674,900**  
 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: **2,830 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,803**  
 Low Sqft:  
 Ttl Sqft: **1,803**

DOM

**55**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Refrigerator,Humidifier,Microwave Hood Fan**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Solar Tube(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`6"
Foyer	Main	7`7" x 9`6"
Living Room	Main	14`11" x 11`1"
4pc Bathroom	Second	9`2" x 4`11"
Bedroom	Second	9`3" x 11`6"
Bedroom - Primary	Second	14`1" x 14`7"

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

**Living Room**

**Main**

**13`11" x 8`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311614**

Zoning:  
**R-G**

Remarks

Pub Rmks: **2024 Brand New Home \*\* Move-in Ready | 1803 SqFt | 3-Bedrooms | 2.5-Bathrooms | Incredible Living Space | Stainless Steel Appliances | Quartz Countertops | Breakfast Bar | Pantry | Open Floor Plan | High Ceilings | Pot Lights | Large Windows | Upper Level Family Room | Upper Level Laundry Room | Alley Access. Welcome to your brand new home in Cornerstone boasting 1804 SqFt throughout the main and upper levels with an additional 830 SqFt in the unfinished basement! Open the front door to a foyer with closet storage and views into the front living room. The front living room is bright with natural light beaming through the North facing windows. This is a great space for day seating or even overnight guests! Move into the home to find an open floor plan kitchen, dining and 2nd living room. The kitchen is outfitted with quartz countertops, stainless steel appliances, trendy backsplash and a breakfast bar with barstool seating for small meals. The open concept makes this a great home for entertaining friends and family. Off the kitchen is a rear mud room with closet storage and a door to the backyard. The main level is complete with a 2pc bathroom. Upstairs holds 3 bedrooms, 2 full bathrooms, a family room and a deep laundry closet. The primary bedroom is expansive and is paired with a walk-in closet and 4pc ensuite bathroom with a tub/shower combo. The primary bedroom has additional privacy as the family room is central to the upper level separating it from the additional bedrooms. Bedrooms 2 & 3 are both a great size and share the main 4pc bathroom. The family room is a great addition to comfortable living space; enjoy the evenings unwinding with the family here! The deep laundry closet is a conveniently located near all the bedrooms! Downstairs, the unfinished basement is a blank canvas ready to grow with your family! Outside is a great sized backyard with space for a rear detached garage and a deck! 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**

