



THE
A-TEAM

**RE/MAX
FIRST**

92 CORNER GLEN Avenue, Calgary T3N 2L7

MLS® #: **A2169395** Area: **Cornerstone** Listing Date: **10/01/24** List Price: **\$703,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,830 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,759**
 Low Sqft:
 Ttl Sqft: **1,759**

DOM

52
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 15`8"	Spice Kitchen	Main	7`3" x 6`6"
Dining Room	Main	12`10" x 10`9"	Living Room	Main	11`0" x 12`10"
2pc Bathroom	Main		Bedroom - Primary	Upper	13`6" x 13`6"
Bedroom	Upper	9`3" x 11`0"	Bedroom	Upper	9`2" x 10`0"
Bonus Room	Upper	13`6" x 10`6"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Laundry	Upper	3`8" x 2`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

Remarks

Pub Rmks: **Cornerstone - 92 Corner Glen Avenue NE: Welcome to this Valencia showhome built by Shane Homes featuring 3 bedrooms, 2.5 bathrooms, spice kitchen and side entry in the community of Cornerstone. The main floor has a spacious L-shaped kitchen with an island providing seating for 3, stainless steel appliances and access to the separate spice kitchen which has an electric cooktop and hood fan; central dining area, living room with south facing windows. The upper level has a spacious primary bedroom with walk-in closet, 4 pc ensuite with walk-in shower, quartz countertops and dual undermount sinks; 2 additional bedrooms, central bonus room, 4 pc main bathroom and stacked laundry. The lower level remains unspoiled with separate side entry. The backyard has deck and a gravel parking pad providing space for a future garage. Located in Cornerstone with plenty of future parks, school spaces, and LRT stations and excellent access to the airport, Stoney Trail, and Deerfoot Trail. Call for more info!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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



