



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 CORNER GLEN Road, Calgary T3N 2L5**

MLS®#: **A2170743**      Area: **Cornerstone**      Listing Date: **10/04/24**      List Price: **\$789,900**  
 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: **3,735 sqft**  
 Lot Shape:

DOM

**25**  
Layout  
 Beds: **5 (5 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance**  
 Utilities:

Room Information

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

Title:  
**Fee Simple**  
Legal Desc:

**2311614**

Zoning:  
**R-G**

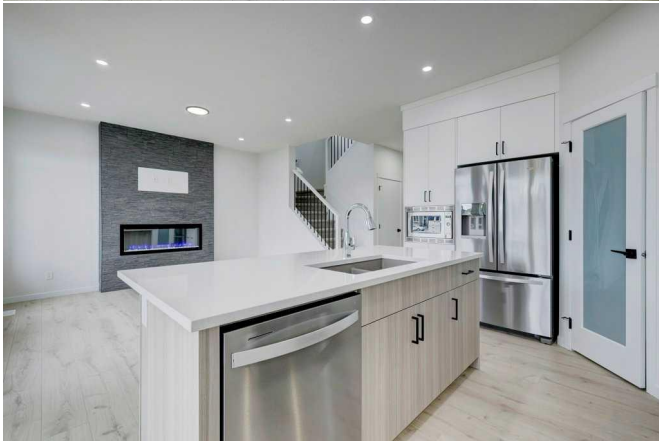
Remarks

Pub Rmks: **Welcome to this stunning BRAND-NEW fully upgraded home that awaits its first proud owner. The layout is spacious and well thought-out. With the assurance of full builder warranties, peace of mind comes included with this lovely home. The main floor welcomes you with an open concept design, featuring a spacious living area adorned with a cozy fireplace, enhanced by tiled surroundings that stretch to the ceiling. The kitchen, adjacent to the dining area, is a stylish upgrade, marrying modern aesthetics with plenty of space for storage functionality. A bedroom and full bathroom on main floor, which adds flexibility for guests or family members who prefer to stay on the main floor. As you ascend to the upper floor, a huge centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The grand primary bedroom boasts a 5-piece ensuite with dual sinks, offering a private oasis within your home. Three additional bedrooms and another full washroom cater to all family needs. The laundry room is conveniently located on the upper level. Basement equipped with a separate entrance, offering potential for future development or added privacy. Situated in a prime location, this lovely abode is in proximity to public transit, a full retail plaza, and convenient access to major roadways for easy commuting. This home is a harmonious blend of elegance, functionality and location, promising a life of convenience and comfort. CHECK VIRTUAL TOUR and come visit to appreciate this house.**

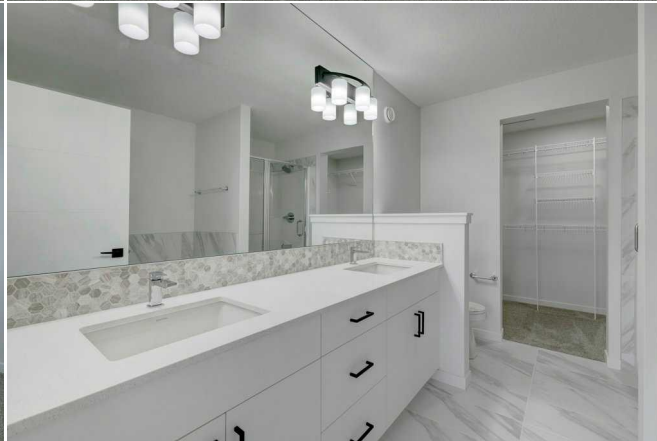
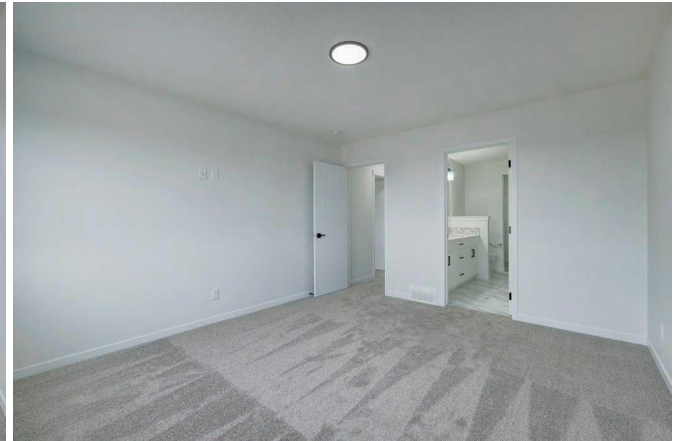
Inclusions: **None**  
Property Listed By: **RE/MAX House of Real Estate**

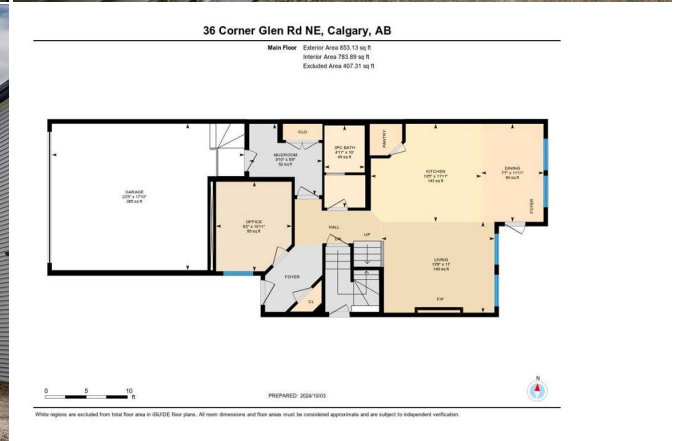
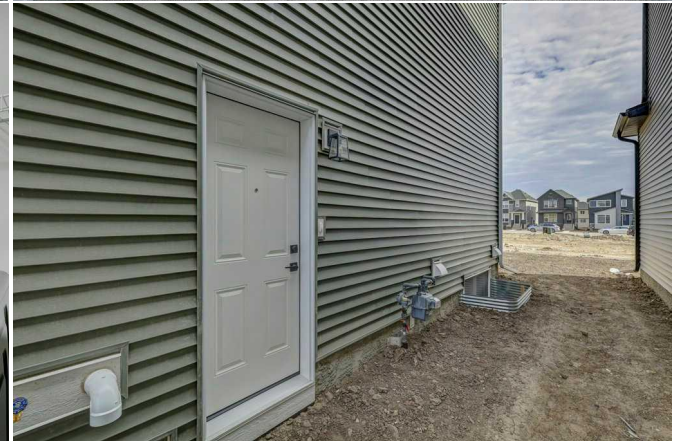
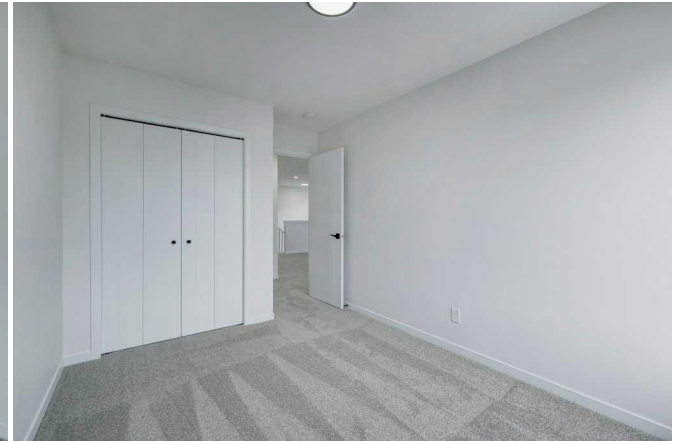
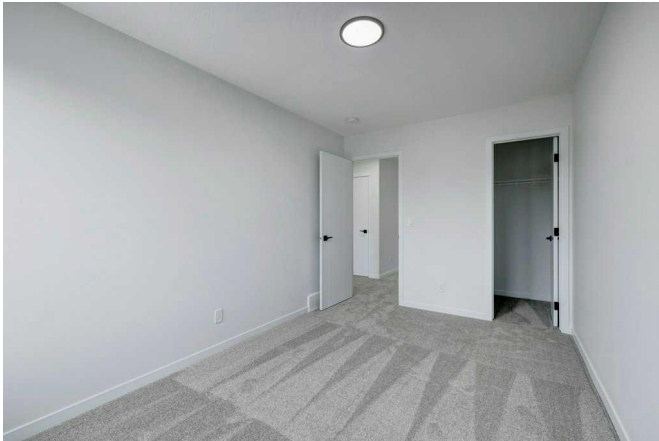
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











36 Corner Glen Rd NE, Calgary, AB

2nd Floor Exterior Area 1203.99 sq ft  
Interior Area 1117.25 sq ft



PREPARED: 20241003



While regions are excluded from total floor area in 2D/3D floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.