



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

47
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 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
Living Room	Main	11`0" x 13`9"	Kitchen	Main	11`11" x 13`5"
Dining Room	Main	11`11" x 7`7"	Bedroom - Primary	Upper	11`9" x 13`4"
Bedroom	Upper	10`5" x 13`8"	Bedroom	Upper	8`9" x 13`3"
Bedroom	Upper	8`8" x 13`1"	Bedroom	Main	10`11" x 9`2"
Bonus Room	Upper	14`0" x 11`0"	Laundry	Upper	5`3" x 6`2"
5pc Ensuite bath	Upper	8`4" x 10`2"	4pc Bathroom	Upper	8`4" x 5`0"
3pc Bathroom	Main	10`0" x 4`11"	Mud Room	Main	8`8" x 8`10"

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

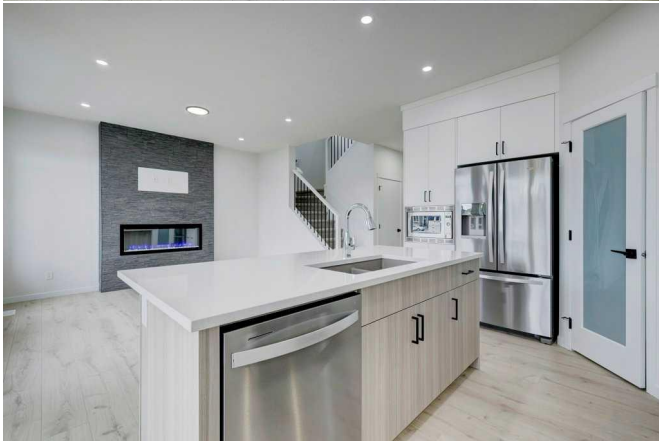
Remarks

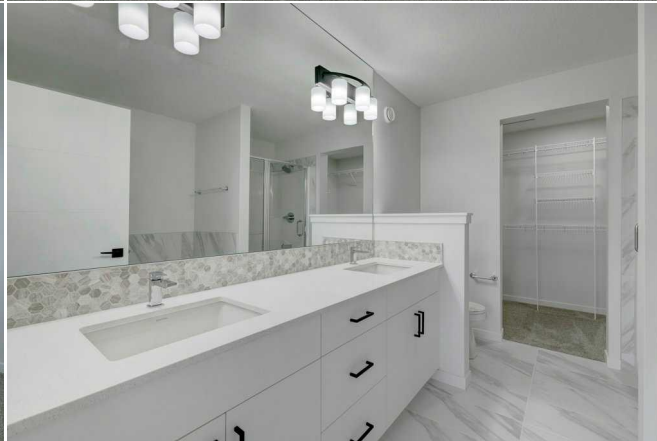
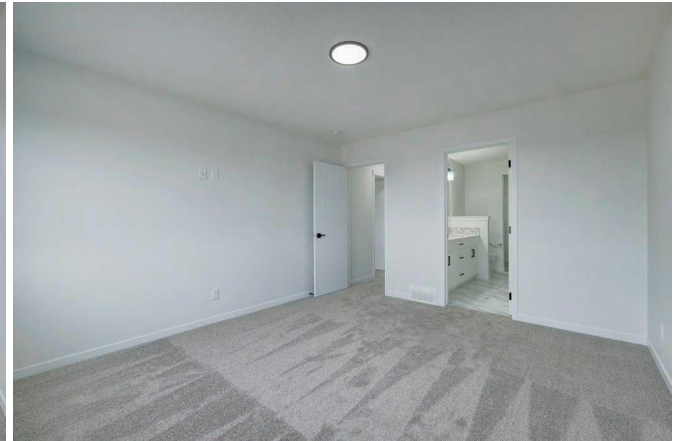
Pub Rmks: **Welcome to this stunning BRAND-NEW fully upgraded home that awaits its first proud owner. The layout is spacious and well thought-out. With the assurance of full builder warranties, peace of mind comes included with this lovely home. The main floor welcomes you with an open concept design, 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.**

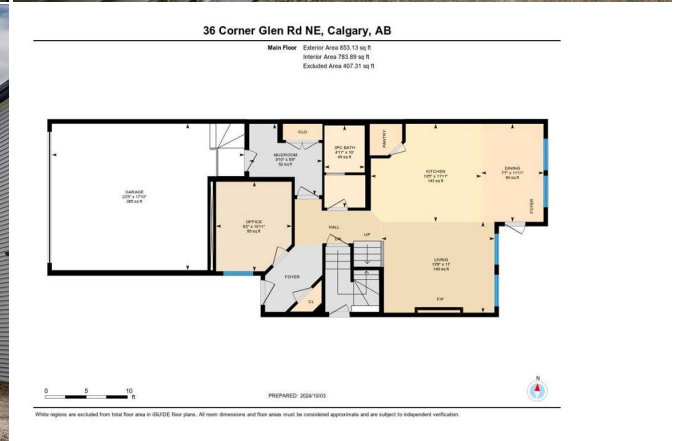
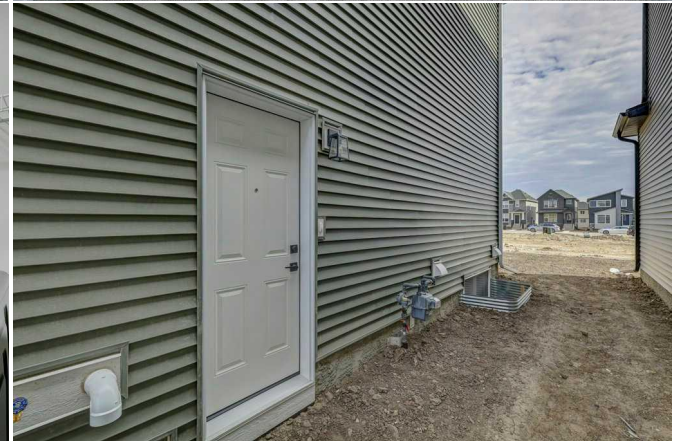
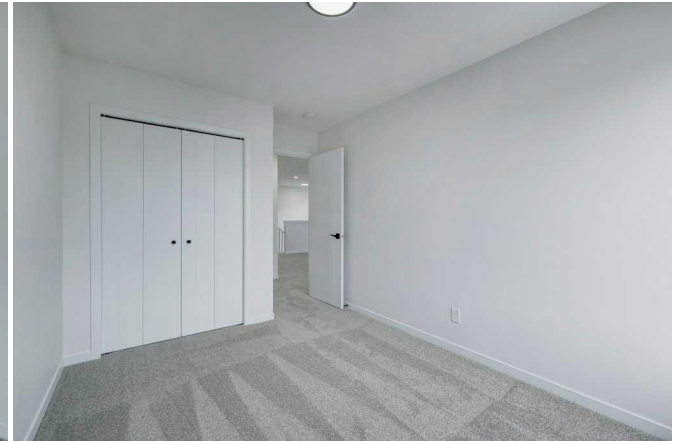
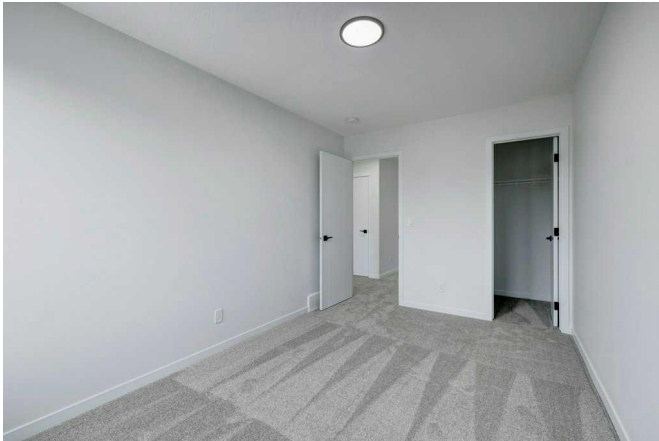
Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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.