



THE
A-TEAM

**RE/MAX
FIRST**

41 CORNER GLEN Road, Calgary T3N 2L3

MLS®#: **A2171157** Area: **Cornerstone** Listing Date: **10/06/24** List Price: **\$784,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,381 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,993**
 Low Sqft:
 Ttl Sqft: **1,993**

DOM

46
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot,Zero Lot Line**
 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: **Playground,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 8`11"	Living Room	Main	13`5" x 11`0"
Den	Main	9`3" x 8`11"	Kitchen	Main	11`11" x 9`11"
Bonus Room	Upper	13`7" x 10`8"	Laundry	Upper	6`4" x 5`1"
Bedroom - Primary	Upper	13`0" x 11`11"	Bedroom	Upper	10`11" x 10`5"
Bedroom	Upper	12`1" x 9`11"	2pc Bathroom	Main	4`11" x 4`11"
4pc Bathroom	Upper	8`6" x 4`11"	5pc Ensuite bath	Upper	10`3" x 8`4"
Spice Kitchen	Main	7`4" x 5`3"	Mud Room	Main	8`11" x 8`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311614

Remarks

Pub Rmks: **Welcome to your dream residence—a stunning, never-lived-in home that seamlessly blends modern luxury with everyday functionality. This exquisite property features a spacious double car garage and a wealth of high-end amenities. Upon entering, you'll find an inviting den on the main floor, perfect for a home office or cozy reading nook. The heart of the home boasts a gourmet kitchen equipped with sleek stainless steel appliances, abundant cabinetry, and a stylish island, ideal for entertaining. A separate spice kitchen caters to culinary enthusiasts, allowing for hassle-free meal prep without disrupting the main kitchen's ambiance. The warm living area, accentuated by a beautiful fireplace, creates a cozy focal point for gatherings or quiet evenings. The luxurious master suite offers a lavish 5-piece ensuite bath and a generous walk-in closet, providing a private sanctuary. Two well-appointed bedrooms ensure comfort and privacy, complemented by a conveniently located full bathroom. A functional laundry room keeps chores easy and living spaces organized, while a versatile bonus room can be transformed into a playroom, home gym, or media room. This home is a true masterpiece, showcasing thoughtful design, exquisite finishes, and a contemporary aesthetic. Don't miss the opportunity to make it yours—schedule a viewing today and experience the luxury and comfort of this exceptional brand new property!**

Inclusions:
Property Listed By: **N/A**
MaxWell Central

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









