



THE
A-TEAM

**RE/MAX
FIRST**

41 CORNER GLEN Road, Calgary T3N 2L3

MLS®#: **A2171157** Area: **Cornerstone** Listing **10/06/24** List Price: **\$764,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,993**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,381 sqft** Ttl Sqft: **1,993**
 Lot Shape:

DOM

76
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 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	39`1" x 29`3"	Living Room	Main	44`0" x 36`1"
Den	Main	30`4" x 29`3"	Kitchen	Main	39`1" x 32`7"
Bonus Room	Upper	44`7" x 35`0"	Laundry	Upper	20`9" x 16`8"
Bedroom - Primary	Upper	42`8" x 39`1"	Bedroom	Upper	35`10" x 34`2"
Bedroom	Upper	39`8" x 32`7"	2pc Bathroom	Main	16`2" x 16`2"
4pc Bathroom	Upper	27`11" x 16`2"	5pc Ensuite bath	Upper	33`8" x 27`4"
Spice Kitchen	Main	24`1" x 17`3"	Mud Room	Main	29`3" x 28`2"

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









