



THE
A-TEAM

**RE/MAX
FIRST**

69 CORNER GLEN Avenue, Calgary T3N 2L6

MLS®#: **A2176718**

Area: **Cornerstone**

Listing Date: **11/06/24**

List Price: **\$853,900**

Status: **Pending**

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: **3,907 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,720**
Low Sqft:
Ttl Sqft: **2,720**

DOM

14
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: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Vinyl**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Upper	8`3" x 5`4"	Bedroom	Upper	9`2" x 12`0"
Living Room	Main	13`6" x 15`0"	Dining Room	Main	11`4" x 15`0"
Bedroom	Main	12`3" x 11`0"	Kitchen	Main	16`7" x 10`6"
3pc Bathroom	Main	4`10" x 8`9"	Bedroom - Primary	Upper	11`6" x 14`0"
Bedroom	Upper	9`4" x 11`0"	Bedroom	Upper	9`4" x 12`0"
Bonus Room	Upper	14`8" x 11`6"	5pc Bathroom	Upper	12`6" x 6`0"
5pc Ensuite bath	Upper	12`4" x 13`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311614**

Zoning: **R-G**

Remarks

Pub Rmks: ***SIDE ENTRANCE* Amazing Design! Unique in Features! Brand New Home! Over 2700+ SF of Stylish design welcomes you into this stunning FIVE BEDROOM and 3 FULL BATH home located in the beautiful community of Cornerstone. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ counter tops, sleek stainless steel appliances including a KitchenAid Counter Depth Refrigerator with French Door w/ Internal Water/Ice, dishwasher with stainless steel interior, KitchenAid 30" Built in Wall Oven/MW Combo, 36" gas cooktop and a Broan BBN3306SS power pack built-in cabinet hoodfan . A huge walk-in corner pantry and beautiful extended over sized flush centre Island that overlooks the generous great room and dining room-Ideal for all entertaining. A sizeable 5TH BEDROOM on the main floor, perfect for a large family or working from home as you have a full bath adjacent to the functional space with a private pocket door access. Upstairs, you will discover FOUR MORE BEDROOMS with the Primary Suite boasting a 5pc en suite with dual vanities, stand alone shower, over sized bath and TWO large walk-in closets. A centralized BONUS ROOM offers an additional living space and another 5pc full bath (with pocket door access to the fourth bedroom) and 2nd floor laundry to complete the level. ADDITIONAL FEATURES: Professionally designed Oak & Ore Colour Palette, convenient side entrance, iron spindle to stairs, rear sliding glass patio door & BBQ gas line and raised 9' basement ceiling height and 3-piece rough-in plumbing. Situated close to the International Airport with quick access to both Deer Foot Trail and Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family. Perfect!! ** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ****

Inclusions: **N/A**
 Property Listed By: **Jayman Realty Inc.**

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