



THE
A-TEAM

**RE/MAX
FIRST**

67 CORNER GLEN Common, Calgary T3N 2L4

MLS®#: **A2176777** Area: **Cornerstone** Listing Date: **11/01/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,049**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,498 sqft** Ttl Sqft: **2,049**
 Lot Shape:

DOM

19
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, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **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: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311614

Remarks

Pub Rmks: **Step into this BRAND-NEW home, meticulously upgraded and awaiting its first owner. Designed with a spacious, open layout, this home provides both comfort and peace of mind with full builder warranties. The main floor invites you into a bright, open-concept living space, complete with a cozy fireplace framed by floor-to-ceiling tile. The kitchen, adjacent to the dining area, blends modern style with abundant storage, creating a perfect balance of form and function. A bedroom/flex-room and full bathroom on the main floor offer versatility, ideal for guests or family members who prefer easy access. The upper floor opens to a generous bonus room, perfect for family entertainment or a relaxing lounge area. The primary suite is completed with a luxurious 5-piece ensuite featuring dual sinks. With three additional bedrooms, a full bathroom, and a convenient laundry room on this level, every family member's needs are met. The basement, equipped with a separate entrance, offers potential for future expansion or added privacy. This home's prime location puts you close to public transit, a retail plaza, and major roadways for easy commuting. Take a virtual tour and schedule a visit to experience it for yourself!**

Inclusions:
Property Listed By:

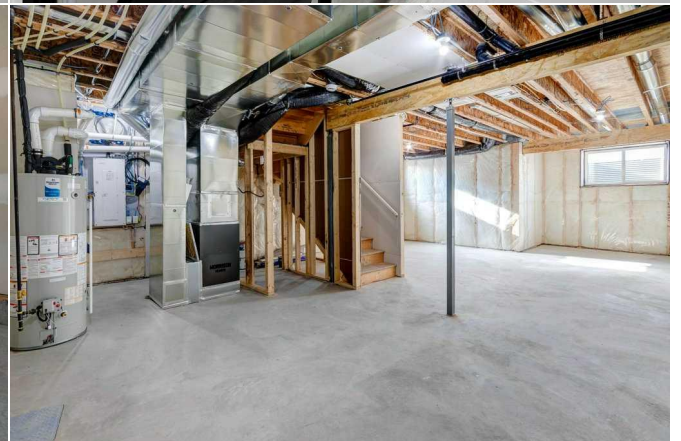
None
RE/MAX House of Real Estate

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











67 Cor Gln Cmn NE, Calgary, AB

Main Floor Exterior Area 455.11 sq ft
Interior Area 752.21 sq ft
Excluded Area 406.00 sq ft



PREPARED: 2024-10-30



White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

67 Cor Gln Cmn NE, Calgary, AB

2nd Floor Exterior Area 1199.35 sq ft
Interior Area 1112.00 sq ft



PREPARED: 2024-10-30



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Basement (Below Grade) Exterior Area 862.14 sq ft
Interior Area 702.50 sq ft



PREPARED: 2024-10-30



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