



THE
A-TEAM

**RE/MAX
FIRST**

370 CORNER GLEN Way, Calgary T3N 2P1

MLS®#: **A2176780**

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**
Year Built: **2024**

Lot Information

Lot Sz Ar: **1 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached, Garage Door Opener**

DOM

20
Layout
Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

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: **No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	11`9" x 7`4"
Bonus Room	Upper	14`0" x 11`1"
Bedroom	Upper	10`6" x 13`6"
Bedroom	Upper	8`8" x 13`2"
5pc Ensuite bath	Upper	8`4" x 10`2"
3pc Bathroom	Main	10`0" x 4`11"
Mud Room	Main	8`9" x 9`0"

Title: **Fee Simple**
Legal Desc: **TBD**

Zoning: **R-G**

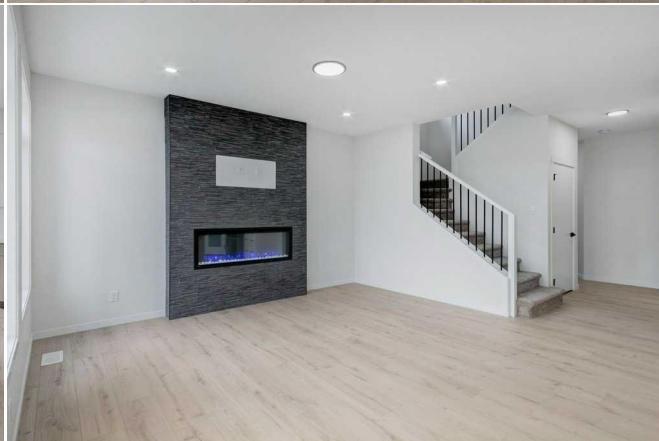
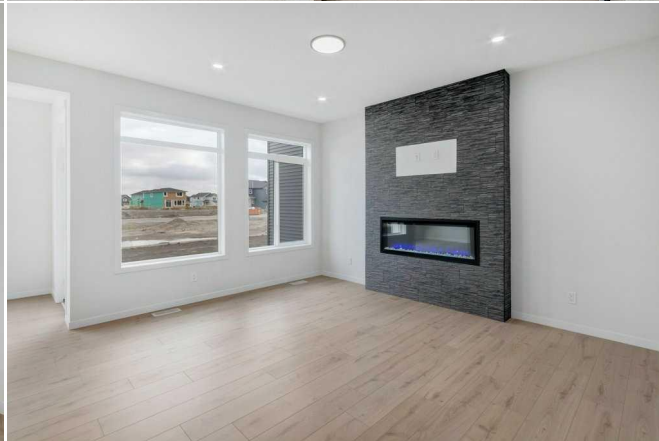
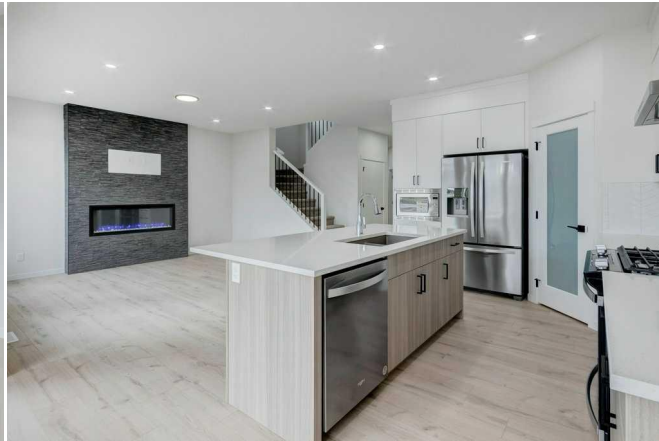
Remarks

Pub Rmks: **Discover this BRAND-NEW, beautifully upgraded home, ready to welcome its first owner. Crafted with a spacious open layout, it combines comfort with peace of mind through full builder warranties. The main floor greets you with a bright, open-concept living area, centered around a cozy fireplace with floor-to-ceiling tile detail. Adjacent to the dining area, the kitchen showcases modern elegance and generous storage, creating a seamless blend of style and function. A main-floor bedroom/flex-room and full bathroom add versatility, ideal for accommodating guests or family members who prefer easy accessibility. Upstairs, a large bonus room awaits, perfect for family gatherings or as a comfortable lounge. The primary suite is completed with a luxurious 5-piece ensuite and dual sinks. With three additional bedrooms, a full bathroom, and a conveniently located laundry room, this level is designed to meet the needs of the entire household. The basement, featuring a separate entrance, provides options for future development or additional privacy. In a fantastic location close to public transit, retail options, and major roads, this home offers an ideal balance of convenience and style. Don't miss out—explore the virtual tour and arrange a visit to see it in person.**

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











370 Corner Glen Way NE, Calgary, AB

Main Floor Exterior Area 824.95 sq ft
Interior Area 793.46 sq ft
Excluded Area 287.54 sq ft



0 5 10 ft
PREPARED: 2024/10/30
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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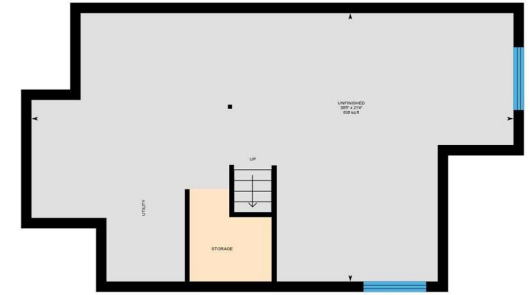
2nd Floor Exterior Area 1203.01 sq ft
Interior Area 1118.65 sq ft



0 4 8 ft
PREPARED: 2024/10/30
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Basement (Below Grade) Exterior Area 800.93 sq ft
Interior Area 698.54 sq ft



0 3 6 ft
PREPARED: 2024/10/30
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