



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 CORNER GLEN Link, Calgary T3N 2L4**

MLS®#: **A2177119**

Area: **Cornerstone**

Listing Date: **11/20/24**

List Price: **\$647,646**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,056 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,440**  
Low Sqft:  
Ttl Sqft: **1,440**

DOM

**0**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

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

Legal/Tax/Financial

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

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 72 Corner Glen Link NE, a stunning 160 Model laned home nestled in the vibrant and highly sought-after community of Cornerstone. With its elegant Craftsman elevation and thoughtfully designed features, this brand-new home perfectly balances modern style and functionality. Side entry for added convenience. 9' Basement Foundation with a stairwell side window and a welcoming front foyer. Upgraded kitchen, featuring under-cabinet lighting, sleek LG appliances (including front-load washer and dryer), and ample storage. Modern triple-pane windows and upgraded lighting fixtures available in black or brushed nickel. Mudroom with built-in bench and hooks for a practical touch. The main floor greets you with an open and inviting layout, showcasing a bright living area with large windows, a separate dining space, and a spacious kitchen equipped with stylish stainless steel appliances. On the upper level, you'll find 3 well-sized bedrooms, 2 full bathrooms, and a convenient laundry room. The primary bedroom is a true retreat, complete with a luxurious 4-piece ensuite and a walk-in closet. The basement offers endless possibilities for future development and comes equipped with a private side entrance for added flexibility. This beautifully designed home is ideal for families seeking comfort, practicality, and modern living in a dynamic community.**

Inclusions: **n/a**  
 Property Listed By: **PREP Realty**

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