



THE
A-TEAM

**RE/MAX
FIRST**

382 CORNER GLEN Way, Calgary T3N 2P1

MLS®#: **A2177124** Area: **Cornerstone** Listing Date: **11/20/24** List Price: **\$759,702**
 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: **3,519 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,961**
 Low Sqft:
 Ttl Sqft: **1,961**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Off Street**

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**
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`0" x 12`0"
Great Room	Main	13`0" x 15`0"
Dining Room	Main	8`0" x 8`0"
Bedroom	Upper	11`2" x 11`2"
Bonus Room	Upper	14`1" x 13`5"
4pc Bathroom	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	10`0" x 9`5"
2pc Bathroom	Main	
Bedroom - Primary	Upper	14`0" x 14`0"
Bedroom	Upper	10`6" x 10`6"
5pc Ensuite bath	Upper	
Laundry	Upper	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2410507**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 382 Corner Glen Way NE, a stunning Front Drive (110 Model) home located in the highly sought-after community of Cornerstone. With its charming Craftsman elevation and modern features, this brand-new home offers both style and practicality. Key highlights include: Side entry for added convenience. 9' Basement Foundation with a stairwell side window and a welcoming front foyer. Upgraded Level 2 Kitchen, featuring a chimney hood fan, built-in microwave, ceiling-height cabinets with riser panels, extra pot and pan drawers, and a pullout garbage bin. As you step inside, you're greeted by an open layout that includes a versatile office/den space, which can be converted into a bedroom, along with the option of a full bathroom (standard 2-piece bathroom provided). The living area features large windows for ample natural light, a separate dining area, and a spacious kitchen equipped with sleek stainless steel appliances. Upstairs, the home offers 3 generously sized bedrooms, a bonus area, 2 full bathrooms, and a convenient laundry room. The primary bedroom boasts a luxurious 5-piece ensuite and a walk-in closet. The basement is ready for future development, complete with a private side entrance. This thoughtfully designed home is a perfect choice for families looking for comfort and modern living in a vibrant 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