



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**

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

DOM

**0**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,519 sqft**  
Lot Shape:

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

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

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**