



THE
A-TEAM

**RE/MAX
FIRST**

233 CORNER GLEN WAY , Calgary T3N 1B9

MLS®#: **A2179764** Area: **Cornerstone** Listing Date: **11/25/24** List Price: **\$1,129,999**
 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: **4,321 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,825**
 Low Sqft:
 Ttl Sqft: **2,825**

DOM

26
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Lawn,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Oven-Built-In,Washer/Dryer,Water Softener**

Int Feat: **Bathroom Rough-in,Bidet,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Smart Home,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`1" x 6`2"	Bedroom	Main	11`9" x 9`8"
Dining Room	Main	12`1" x 9`8"	Foyer	Main	15`1" x 6`6"
Kitchen	Main	15`5" x 12`1"	Living Room	Main	22`5" x 12`10"
Pantry	Main	9`5" x 7`9"	3pc Ensuite bath	Second	7`7" x 4`11"
4pc Ensuite bath	Second	11`6" x 5`1"	5pc Ensuite bath	Second	12`6" x 11`6"
Bedroom	Second	11`6" x 10`4"	Bedroom	Second	13`5" x 12`2"
Bedroom	Second	11`6" x 10`3"	Family Room	Second	12`4" x 9`9"
Laundry	Second	9`5" x 6`1"	Bedroom - Primary	Second	22`7" x 13`2"
Walk-In Closet	Second	8`5" x 8`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2410507**

Remarks

Pub Rmks: **Welcome to the Luxurious (BRAND NEW, Never Occupied) Front Garage Home in the Cornerstone - Calgary's most popular NE community. This stunning 2825 Square Feet home comes with the WALKOUT basement backing onto the POND. This house is built on a CONVENTIONAL lot with south facing backyard. Home consists of 5 Bedrooms, 4 FULL washrooms and a Bonus room. [Do Check the Virtual Tour]. With Bedroom on the main floor, Gourmet kitchen, 9 Feet Ceiling on all the floors, 8 feet doors throughout, this house is fully AIR CONDITIONED, includes water softener and a huge deck directly facing the POND and walkways. This is a SMART including Security cameras, Smart Lighting, Smart Switches, Fingerprint sensor door lock, Video doorbell, Motion sensor cameras, Google voice recognition and inbuilt speakers. This brand new comes with all the warranties for your peace of mind and ready for IMMEDIATE possession. Entire house is upgraded with additional big size windows to have more sunshine and light in the house. As you step inside, DOUBLE DOOR main entrance with a bright and spacious foyer welcomes you. You will be impressed with the huge size GOURMET kitchen including Granite countertops, Stainless steel appliances, Ceiling height cabinets, Cooking Gas range, Microwave Oven Combo, Kitchen Aid Chimney Hood Fan/Dish washer and big size WALK IN pantry with additional granite countertops. You will notice extra large size living room with the 6 feet electric fireplace provides versatile space for relaxation, family gatherings and friends entertainment. Main floor also consists of a spacious BEDROOM with FULL washroom. Entire main floor has stunning un-interrupted views of the POND. A very spacious dining area with access to the deck completes the main floor. Last but not the least, main door access comes with a video doorbell camera and fingerprint lock pad. As you move to the top floor, you will notice wide stairs with beautiful railing and additional windows on the side wall for extra lighting & sunshine. Upstairs, there are total 4 bedrooms, 3 FULL washrooms and a BONUS room. Extra-large primary bedroom is pond facing, comes with 5-PC Ensuite and walk in closet with in-built cabinets. There is another "Primary" bedroom with separate 3-PC bath, walk in closet that is very useful for families living with parents or need big room for guests. There are two additional very spacious bedrooms with walk-in closet and sharing a 4 PC bath. The upper level also includes a convenient laundry room with WASHER-DRYER, Sink and Storage shelves. Huge size bonus room completes the top floor which is amazing for family get together, kids play area or watching movies together Basement with 9 feet ceiling and rough ins for plumbing is waiting your creative ideas for finishing. Community provides easy access to shopping, dining and major roadways, combining luxury living with everyday convenience. Book your showing today for this masterpiece. (IMMEDIATE POSSESSION)**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











