



THE
A-TEAM

**RE/MAX
FIRST**

374 CORNER GLEN Way, Calgary T3N 2P1

MLS®#: **A2180152** Area: **Cornerstone** Listing Date: **11/21/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,064**
Lot Information Low Sqft:
 Lot Sz Ar: **1 sqft** Ttl Sqft: **2,064**
 Lot Shape:

DOM

72
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot,Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Washer**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 11`1"
Kitchen	Main	9`8" x 13`8"
Flex Space	Main	9`4" x 11`4"
5pc Bathroom	Upper	8`5" x 13`3"
Bonus Room	Upper	14`2" x 11`1"
Laundry	Upper	5`3" x 6`4"
Bedroom	Upper	11`3" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	6`4" x 11`11"
3pc Bathroom	Main	4`11" x 10`6"
Bedroom - Primary	Upper	11`11" x 13`6"
Bedroom	Upper	10`7" x 11`3"
4pc Bathroom	Upper	8`4" x 4`11"
Bedroom	Upper	11`5" x 8`9"
Pantry	Main	4`0" x 3`10"

Entrance
Walk-In Closet

Main
Upper

4`2" x 3`7"
5`0" x 8`6"

Mud Room
Walk-In Closet
Legal/Tax/Financial

Main
Upper

3`11" x 5`8"
4`0" x 5`4"

Title:
Fee Simple
Legal Desc:

2410507

Zoning:
R-G

Remarks

Pub Rmks:

BRAND NEW, NEVER LIVED-IN, meticulously upgraded MODERN masterpiece that blends style, comfort, and functionality. This spacious residence boasts an open-concept design perfect for modern living, with the assurance of full builder warranties for added peace of mind. Step into a bright and airy living space featuring a modern electric fireplace, ideal for cozy relaxation. This living area is huge enough for all your family get togethers and the big windows on the rear wall capture full sunlight to keep this area bright. The chef-inspired kitchen is a showstopper, combining sleek modern finishes, ample storage in the pantry and all the appliances area upgraded. The dining area next to the kitchen is convenient and bright with extra big windows. The FLEX ROOM ON MAIN FLOOR is perfect for work-from-home use or as a 5TH BEDROOM. The two segment full bathroom on the main floor offers unmatched convenience for the family or guest seeking easy accessibility. The upper level is thoughtfully designed for both relaxation and practicality. The spacious BONUS ROOM serves as the ultimate family hangout or entertainment space. The extra windows in the bonus room keep the area bright all day and the railing on stairs renders openness to this area. The PRIMARY SUITE is a private sanctuary, complete with a luxurious spa-like ensuite featuring dual sinks, a deep soaking tub and a separate standing shower. THREE ADDITIONAL BEDROOMS, a 3RD FULL BATHROOM, and a dedicated laundry room ensure comfort and convenience for the whole family. The unfinished basement has a 9' ceiling and with a separate entrance and offers endless possibilities for the future — a rental suite (subject to approval & permitting by the city) a home gym, a theatre room or an extended living area. Nestled in a highly desirable area, this home provides easy access to shopping, dining and major roadways, combining luxury living with everyday convenience. Come visit this lovely modern home that could be your place to start a new life.

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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











