



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 CORNER GLEN Circle, Calgary T3N 2E1**

MLS®#: **A2180747** Area: **Cornerstone** Listing Date: **11/25/24** List Price: **\$499,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,567**  
Low Sqft:  
Ttl Sqft: **1,567**

DOM

**134**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **3 (or more) Storey**

Access:  
Lot Feat: **Corner Lot,Garden**  
Park Feat: **Double Garage Attached**

Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Garden,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`10" x 10`2"	Furnace/Utility Room	Main	7`2" x 4`0"
2pc Bathroom	Second	5`0" x 4`6"	Dining Room	Second	8`8" x 7`11"
Kitchen	Second	11`11" x 12`0"	Living Room	Second	17`3" x 16`1"
3pc Ensuite bath	Second	8`2" x 4`11"	4pc Bathroom	Second	8`1" x 5`0"
Bedroom	Second	8`2" x 12`6"	Bedroom	Second	8`8" x 10`0"
Bedroom - Primary	Second	13`8" x 11`6"			

Legal/Tax/Financial

Condo Fee:  
**\$261**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310007**

Remarks

Pub Rmks: **Welcome to this Townhome built by Shane Homes. This unit features 4 bedrooms, 2.5 bathrooms with an attached double car garage. The main floor entrance level is developed with a flex area which can be used as Bedroom or Office. Walking up the stairs you will find the upper-level main floor which is bright and open and has vinyl plank throughout; the L-shaped kitchen has quartz countertops, stainless steel appliances; a spacious dining area open to the living room, a 2 pc bathroom and a north-facing balcony with gas line. The top floor has a primary bedroom with a walk-in closet and 3 pc ensuite with shower with glass sliding door; 2 additional bedrooms; a 4 pc bathroom; a stacked laundry closet and a linen closet. This complex has ample of visitor parking, and a beautifully landscaped courtyard area. Located in Cornerstone with just steps away from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and local restaurants. Plus plenty of future parks, school spaces, and LRT stations and excellent access to the airport, Stoney Trail, and Deerfoot Trail. Don't miss out on the opportunities to own a Beautiful townhome in Cornerstone.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







