



THE
A-TEAM

**RE/MAX
FIRST**

236 CORNER GLEN Avenue, Calgary T3N 2L8

MLS®#: **A2181922** Area: **Cornerstone** Listing Date: **12/06/24** List Price: **\$644,900**
 Status: **Pending** 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: **3,056 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,792**
 Low Sqft:
 Ttl Sqft: **1,792**

DOM

15
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Alley Access,Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Veneer,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`6" x 9`4"
Bonus Room	Upper	13`1" x 9`2"
Walk-In Closet	Upper	9`4" x 5`0"
Pantry	Main	6`9" x 4`10"
Bedroom - Primary	Upper	14`0" x 13`0"
Bedroom	Upper	9`4" x 11`6"
4pc Ensuite bath	Upper	10`0" x 5`5"

Room	Level	Dimensions
Living Room	Main	14`10" x 10`10"
Dining Room	Main	12`8" x 8`9"
Kitchen	Main	12`8" x 9`0"
3pc Bathroom	Main	8`6" x 4`4"
Bedroom	Upper	9`2" x 11`6"
4pc Bathroom	Upper	10`0" x 5`3"
Laundry	Upper	6`0" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2311614**

Zoning:
R-G

Remarks

Pub Rmks: **Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" HOME with CONVENIENT SIDE ENTRANCE located in the up and coming community of CORNERSTONE. A lovely neighborhood with great new amenities on the horizon welcomes you into over 1700+sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, a Whirlpool GAS Slide In Range with Air Fry, Built-in Panasonic Microwave with trim kit and Broan power pack built-in cabinet hoodfan. Stunning Elegant White and Flurry QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and Silgranite Cinder undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning TU Prairie elevation out front along with an additional MAIN FLOOR BEDROOM AND FULL BATH with sliding glass shower door located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with a generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Situated close to the International Airport with quick access to both Deer Foot Trail and Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime!**

Inclusions: **N/A**
 Property Listed By: **Jayman Realty Inc.**

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