



THE
A-TEAM

**RE/MAX
FIRST**

272 CORNER GLEN Crescent, Calgary T3N 2L8

MLS®#: **A2182266** Area: **Cornerstone** Listing Date: **12/04/24** List Price: **\$678,000**
 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: **2,970 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,894**
 Low Sqft:
 Ttl Sqft: **1,894**

DOM

49
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Yard,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Smart Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 8`4"	Bedroom	Main	9`10" x 11`8"
Dining Room	Main	13`1" x 6`3"	Kitchen	Main	15`0" x 14`10"
Living Room	Main	13`2" x 14`2"	Mud Room	Main	8`11" x 11`9"
3pc Ensuite bath	Upper	5`0" x 10`6"	3pc Bathroom	Upper	10`0" x 5`0"
Bedroom	Upper	9`5" x 13`4"	Bedroom	Upper	9`6" x 11`11"
Bonus Room	Upper	15`4" x 13`6"	Bedroom - Primary	Upper	13`9" x 12`6"

Laundry

Upper

4`6" x 5`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311614

Zoning:

R-G

Remarks

Pub Rmks:

BRAND NEW | 27 FT WIDE LOT | 1894 SQ FT | MAIN FLOOR BEDROOM & FULL BATH | TRIPPLE PANED WINDOWS | SIDE ENTRANCE | 9 FT BASEMENT CEILINGS | SOUTH FACING BACKYARD| Welcome to this beautiful BRAND NEW home in the heart of Cornerstone. The home is within close proximity to Playgrounds, Shopping, newly opened Chalo Fresgo plaza, 5 minutes away from cross iron mills mall, 10 minutes away from the Calgary International Airport. Upon entry you will be welcomed by the open floor plan with 9 ft ceiling, front living area, Central Kitchen with huge island and the dining area. Upgraded kitchen features Chimney Hood Fan (600cfm), Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Upgraded Refrigerator and Pantry. Main floor also features a bedroom and full bath ideal for accommodating guests or providing easy access for Seniors. Heading upstairs you will be amazed by extra wide stairs and elegant railing upgrade. Upper level features Primary bedroom with ensuite and walk-in closet, a central Bonus Room, 2 additional Bedrooms, Full Bathroom and Laundry area with washer and dryer . The Unfinished Basement with Separate Side Entrance , 2 Massive Windows , roughing for Washroom awaits your personal touch. You will also notice Lots of natural light and pot lights throughout the house. Extra wide lot allows you to build an extra large garage. And with Blinds already installed, you will have one less thing to spend money on. With quick access to both Deerfoot and Stoney Trail, this is a prime spot for easy commuting and enjoying the neighborhood amenities. Do not miss the opportunity to make this property your own with such a great location. Call your favorite Realtor today to book a showing.

Inclusions:

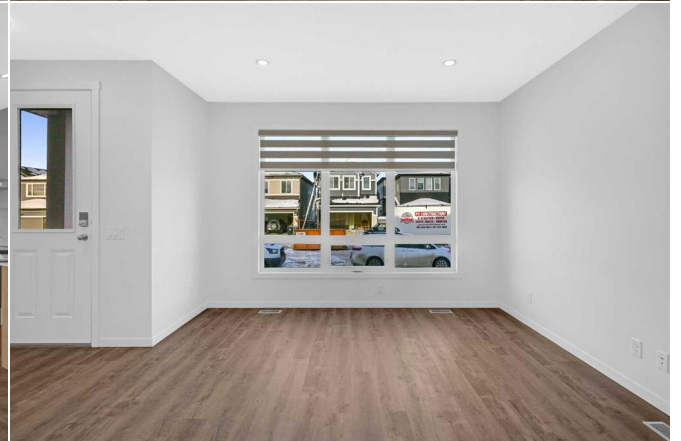
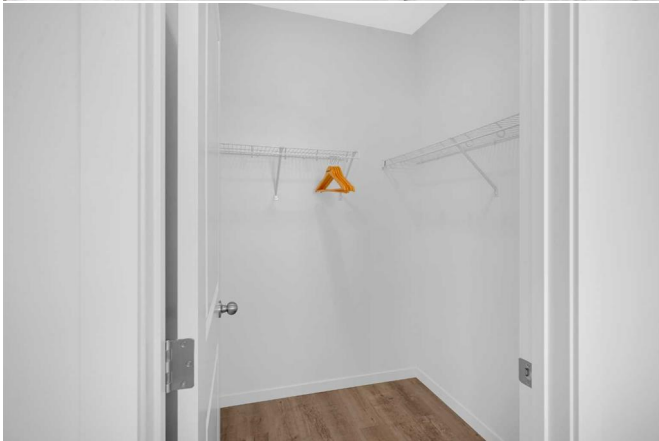
Property Listed By:

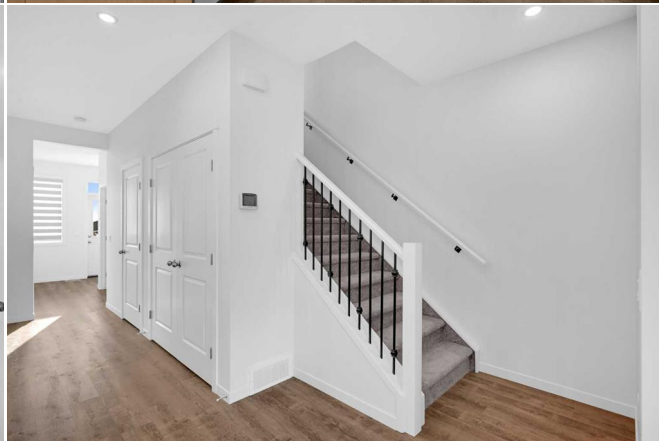
N/A

RE/MAX Real Estate (Central)

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

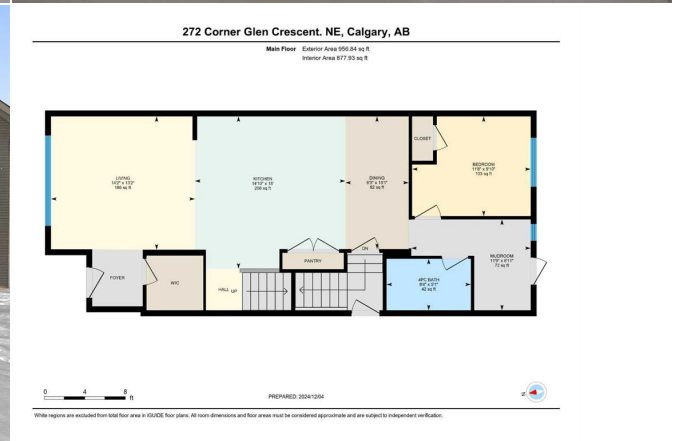
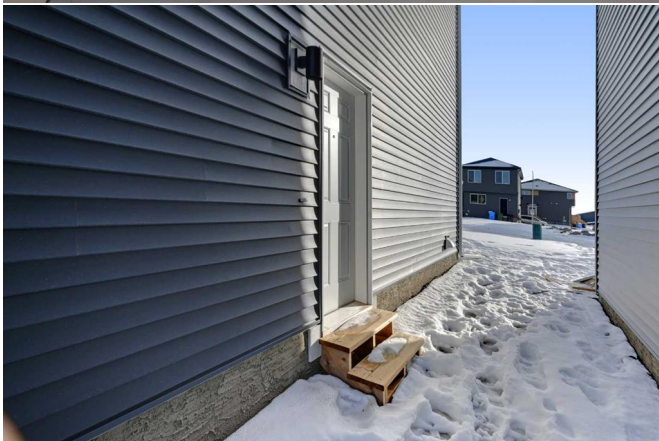












272 Corner Glen Crescent, NE, Calgary, AB

Upper Floor
Exterior Area 938.07 sq ft
Interior Area 891.13 sq ft



PREPARED 2024/12/04



While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.