



THE
A-TEAM

**RE/MAX
FIRST**

114 CORNER GLEN Circle, Calgary T3N2E2

MLS®#: **A2182686**

Area: **Cornerstone**

Listing Date: **12/11/24**

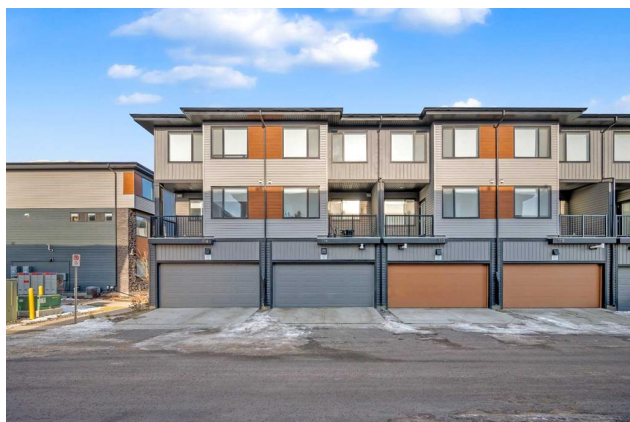
List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,448**
Low Sqft:
Ttl Sqft: **1,448**

DOM

10
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Other

Covered,Double Garage Attached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Other**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Kitchen Island,Open Floorplan,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`7" x 10`6"
Bedroom	Upper	8`9" x 8`11"
3pc Ensuite bath	Upper	8`0" x 4`11"
Office	Main	8`8" x 7`0"
Bedroom	Main	9`9" x 8`1"

Room	Level	Dimensions
Bedroom	Upper	8`2" x 11`3"
4pc Bathroom	Upper	8`0" x 4`11"
2pc Bathroom	Upper	4`11" x 4`6"
Living Room	Main	13`1" x 10`7"
Dining Room	Main	13`1" x 4`5"

Legal/Tax/Financial

Condo Fee:
\$247

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310134**

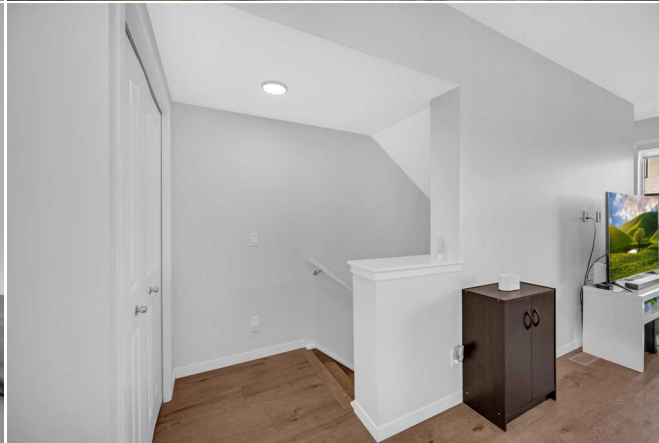
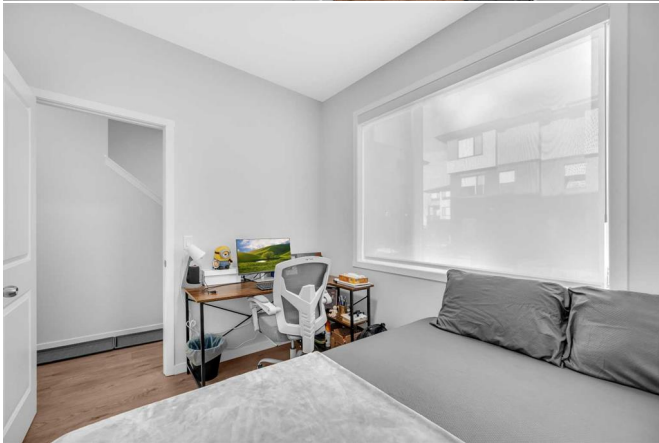
Remarks

Pub Rmks: **Beautifully built Town homes by Shane homes, Experience the charm of this exquisite 4-Bedroom Unit Townhome, nestled in the thriving and vibrant community of Cornerstone. This exceptional home offers unparalleled convenience with nearby playgrounds, scenic pathways, and shopping options, all within a welcoming and dynamic neighborhood. Step inside to discover a beautifully designed living space featuring 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. The main floor includes a versatile bedroom that's ideal for guests or a home office. The interior showcases top-tier finishes and craftsmanship, including elegant Vinyl Plank flooring throughout the main living areas and high ceilings. The gourmet kitchen is a chef's delight, featuring Full-Height Cabinetry with soft-close Doors and Drawers, a sleek Stainless Steel Appliance package, and a storage pantry. The Eat-Up Bar, highlighted by stunning Quartz Countertops, offers a stylish spot for casual dining and entertaining. The Primary Bedroom serves as a serene retreat, complete with a spacious walk-in Closet and a luxurious 4-piece Ensuite bathroom. The upper level is thoughtfully designed with two additional Bedrooms, a 4-piece Main Bathroom, and convenient upper-floor Laundry, ensuring comfort and practicality for the entire family. Bright and airy, this move-in-ready home is an invitation to elevate your living experience and embrace the refined Shane homes lifestyle. All Amenities are Located just cross the street such as major Banks, Freshco, Dollarama, Shoppers Drug mart, Food chains, Future high school, steps away from Stoney trail highway, 5 minutes from Calgary international Airport. Seize the opportunity to make this exceptional townhome of yours today!**

Inclusions: **N/A**
Property Listed By: **SkaiRise Realty**

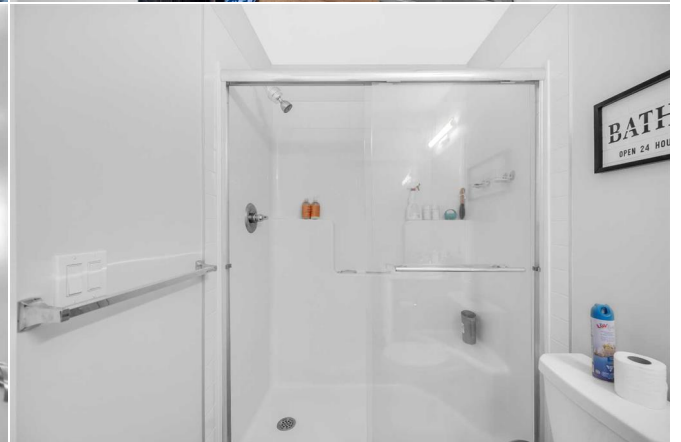
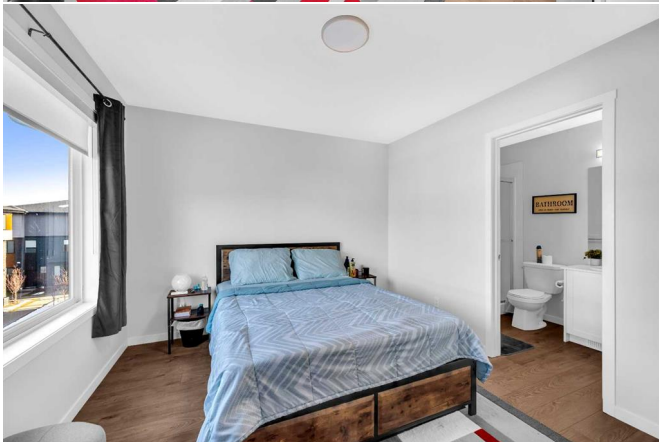
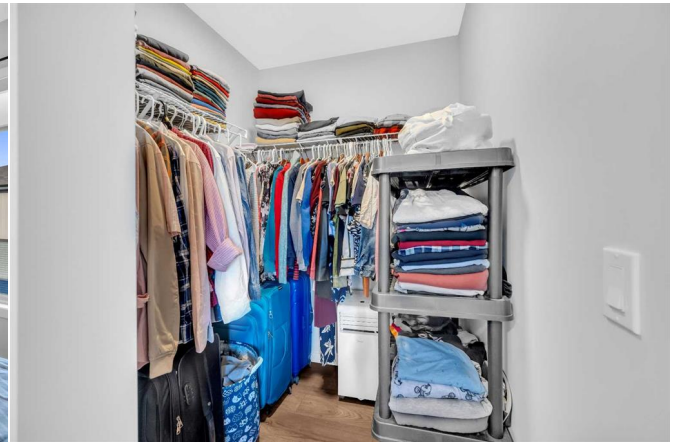
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













114 Corner Glen Circle NE, Calgary, AB

Main Floor Exterior Area 251.20 sq ft
Interior Area 216.08 sq ft
Excluded Area 377.28 sq ft



PREPARED: 2024/12/10

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

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Upper Floor Exterior Area 568.20 sq ft
Interior Area 528.31 sq ft



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Top Floor Exterior Area 623.20 sq ft
Interior Area 557.40 sq ft



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