



THE
A-TEAM

**RE/MAX
FIRST**

309 CORNER GLEN Way, Calgary T3N 2P2

MLS®#: **A2183630** Area: **Cornerstone** Listing **12/14/24** List Price: **\$797,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$2k, 03-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,146**
Lot Information Low Sqft:
 Lot Sz Ar: **4,236 sqft** Ttl Sqft: **2,146**
 Lot Shape:

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **City Lot,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"	Dining Room	Main	12`10" x 13`11"
Foyer	Main	10`11" x 8`6"	Kitchen	Main	12`10" x 15`7"
Living Room	Main	10`0" x 13`11"	Office	Main	9`7" x 10`11"
4pc Bathroom	Upper	8`2" x 4`11"	5pc Ensuite bath	Upper	9`5" x 11`1"
Bedroom	Upper	11`7" x 11`10"	Bedroom	Upper	12`2" x 13`9"
Laundry	Upper	8`3" x 7`0"	Bedroom - Primary	Upper	12`10" x 12`9"
Walk-In Closet	Upper	8`2" x 6`9"	Bonus Room	Upper	14`2" x 12`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

241 0507

Remarks

Pub Rmks: **Welcome to this beautiful, brand new, 2,100+ square foot, two-story home located on a quiet street in the highly sought-after neighborhood of Cornerstone. This house offers 3 bedrooms plus a main floor den and 3 full bathrooms PLUS living rooms, Huge bonus room, kitchen, spice kitchen, pantry and dining area. House also comes with EXTERIOR SEPARATE SIDE ENTRY to an unspoiled basement, perfect for future development. This open living plan features a modern fireplace on a custom tiled wall and is showcased by the high ceilings and complimentary to the wood capped, wrought iron railing headed up to the bonus room. The gourmet kitchen with hidden spice kitchen and pantry is styled in classic dark shades of grey completes with stainless steel appliances (gas stove & electric stove, french door fridge, dishwasher, built in wall microwave) quartz countertops, a large east up island. Plenty of space for your family to enjoy! The primary suite is a true retreat, containing a large walk-in closet, a luxurious 5-piece ensuite bathroom and custom tile shower, encased in glass and dual vanities. The remaining 2 bedrooms are generously sized and share a well-appointed 3-piece bathroom. The laundry room and a bonus room are also conveniently located upstairs. Don't miss out on this opportunity to own a brand new home with the ultimate floorplan in a fantastic location. Schedule a private viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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









