



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 CORNER GLEN Way, Calgary T3N 2P2**

MLS®#: **A2184125**      Area: **Cornerstone**      Listing Date: **12/19/24**      List Price: **\$799,000**  
 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: **4,314 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,135**  
 Low Sqft:  
 Ttl Sqft: **2,135**

DOM

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

Parking

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

Access:  
 Lot Feat: **City Lot,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`11" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 15`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>22`11" x 13`9"</b>
<b>Office</b>	<b>Main</b>	<b>9`6" x 11`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 11`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 11`9"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>14`2" x 12`9"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`2" x 7`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 12`10"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`2" x 6`7"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-1**

**2410507**

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 on a huge size lot. 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 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 brown completes with stainless steel appliances (2 electric stove, french door fridge, dishwasher, built in wall microwave, gas line and garburator rough in are there) 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 sink vanity. 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**









