



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNER GLEN Green, Calgary T3N 2P5

MLS®#: **A2186267**

Area: **Cornerstone**

Listing Date: **01/12/25**

List Price: **\$854,300**

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: **3,777 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

10
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
5pc Ensuite bath	Upper	
Dining Room	Main	9`4" x 14`2"
Spice Kitchen	Main	9`2" x 6`1"
Laundry	Upper	9`2" x 5`9"
Bedroom - Primary	Upper	13`5" x 16`5"
Bedroom	Upper	13`0" x 14`8"

Room	Level	Dimensions
4pc Bathroom	Upper	
Den	Main	9`10" x 11`8"
Kitchen	Main	12`9" x 14`6"
Foyer	Main	8`6" x 6`6"
Bonus Room	Upper	13`5" x 17`0"
Bedroom	Upper	10`0" x 11`0"
Bedroom	Upper	9`11" x 11`0"

Walk-In Closet

Upper

9'3" x 6'10"

Living Room
Legal/Tax/Financial

Main

13'6" x 14'2"

Title:
Fee Simple
Legal Desc:

2410507

Zoning:
R-G

Remarks

Pub Rmks: **Located in the popular community of Cornerstone is Morrison Homes newly built "Carleton", ready to move right in with a functional and intelligent floorplan. If you have a larger family and require space for all who visit, then this is the home for you! Luxury Vinyl Plank flooring invites you into a spacious floor plan featuring an amazing GOURMET kitchen with timeless cabinetry and beautiful white QUARTZ counters, sleek stainless steel Whirlpool appliance package with an Gas range, French Door Refrigerator with Ice/Water, dishwasher and Panasonic built-in microwave with trim kit. Tucked away towards the pantry is a convenient Spice kitchen complete with prep area, sink and electric stove. Included on the main floor is a full 4 piece bathroom and an enclosed den with double doors that could provide as a bedroom if needed. There is a separate exterior entry to the basement and rough ins are provided for potential development to suit your needs, along with 9' foundation walls. The upper level features an abundance of space with FOUR BEDROOMS with amazing closet space, a central bonus room, large laundry room with folding counter and a beautiful Primary including dual vanities, SOAKER TUB & STAND ALONE SHOWER. Situated close to the International Airport with quick access to both DeerFoot Trail and Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer.**

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

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











