



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**251 CORNER GLEN Gardens, Calgary T3N2P7**

MLS®#: **A2188502**      Area: **Cornerstone**      Listing Date: **01/17/25**      List Price: **\$842,840**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **4,147 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,114**  
 Low Sqft:  
 Ttl Sqft: **2,114**

DOM

**79**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Gas Water Heater,Microwave,Refrigerator,Washer**  
 Int Feat: **Central Vacuum,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Smart Home,Stone Counters,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`10" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 11`0"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`2"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`1" x 8`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 11`2"</b>
<b>Family Room</b>	<b>Upper</b>	<b>10`0" x 11`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks: **Welcome to the Solara by Shane Homes in Cornerstone! This pre-construction opportunity offers a stunning home starting from 2,116 sq. ft., with a main floor bedroom and full bath—perfect for multi-generational living or hosting guests—plus a spice kitchen for added convenience. The Solara features an open-concept layout, spacious bonus room, and a luxurious owners bedroom with a walk-in closet and spa-inspired ensuite. Large windows bring in natural light, and customizable options let you design a home that fits your lifestyle. Located in the vibrant Cornerstone community near schools, parks, and amenities. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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





