



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
5
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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Rain Gutters** 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	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Dining Room	Main	11`11" x 9`2"
Living Room	Main	11`0" x 16`0"	Flex Space	Main	9`1" x 8`10"
Bedroom - Primary	Upper	12`10" x 16`2"	Bedroom	Upper	10`7" x 11`2"
Bedroom	Upper	11`11" x 11`0"	Family Room	Upper	10`0" x 11`10"

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**

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





