



THE
A-TEAM

**RE/MAX
FIRST**

92 CORNER GLEN Avenue, Calgary T3N2L7

MLS®#: **A2188524** Area: **Cornerstone** Listing Date: **01/20/25** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,832 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,759**
 Low Sqft:
 Ttl Sqft: **1,759**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Smart Home,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Dining Room	Main	12`10" x 11`8"
Living Room	Main	11`10" x 17`0"	Bedroom - Primary	Upper	13`6" x 13`6"
Bedroom	Upper	9`3" x 11`0"	Bedroom	Upper	9`2" x 10`0"
Family Room	Upper	13`6" x 13`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311614

Zoning:
R-G

Remarks

Pub Rmks: **Shane Homes Showhome for Sale. This fully finished Shane Homes showhome combines style, functionality, and future potential with a side entry for added versatility. The open-concept main floor features a welcoming foyer with a handy coat closet, a spacious front family room, and a central dining nook seamlessly connected to the L-shaped kitchen. A spice kitchen provides extra convenience for cooking enthusiasts, and a central half bath completes the main floor. Upstairs, the layout offers privacy and practicality with a central family room separating the front owner's bedroom from the secondary bedrooms. The owner's bedroom, boasts a large walk-in closet and a private 3-piece ensuite. Two equally sized secondary bedrooms share access to a centrally located bathroom, and a second-floor laundry closet enhances functionality. Photos are representative and for illustrative purposes only.**

Inclusions: **N/A**
Property Listed By: **Bode**

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





