



GRASSROOTS
REALTY GROUP

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**125 Corner Glen Avenue NE
Calgary, Alberta**

MLS # A2236015



\$1,057,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,744 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge in Suite, Dishwasher in Suite		

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. ****SHOW HOME ALERT!**** ****LEASEBACK**** VERIFIED Jayman BUILT Show Home! **** Great & rare real estate investment opportunity**** Start earning money right away** Jayman BUILT will pay you monthly 6% (annual) return rate to use this home as their full time show home ****PROFESSIONALLY DECORATED** with all of the bells and whistles ****INCLUDES A 2 BEDROOM LEGALIZED SUITE WITH SIDE ENTRANCE**** Amazing Design! Unique in Features! Brand New Home! Over 3600+ SF of Stylish design welcomes you into this stunning FIVE PLUS TWO BEDROOM and 5 FULL BATH home located in the beautiful community of Cornerstone. You're welcomed to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ counter tops, sleek stainless steel appliances including a KitchenAid Counter Depth Refrigerator with French Door w/ Internal Water/Ice, dishwasher with stainless steel interior, KitchenAid 30" Built in Wall Oven/MW Combo, 36” gas cooktop and a Broan BBN3306SS power pack built-in cabinet hoodfan . An enclosed walk-in corner spice kitchen with slide in gas range and sink and beautiful extended over sized flush centre Island that overlooks the generous great room and dining room-Ideal for all entertaining. A sizeable 5TH BEDROOM on the main floor, perfect

for a large family or working from home as you have a full bath adjacent to the functional space with a private pocket door access. Upstairs, you will discover FOUR MORE BEDROOMS with 2 of them being Primary Suite's-each boasting 5pc en suites with dual vanities, stand alone shower, over sized bath and large walk-in closet. A centralized LOFT with vaulted ceiling offers an additional living space and another full bath (with easy access to the third and fourth bedroom) and 2nd floor laundry to complete the level. The FULLY FINISHED LEGALIZED SUITE features TWO BEDROOMS, living room, kitchen/dining room, full bath and SEPARATE SIDE ENTRANCE. Situated close to the International Airport with quick access to both Deer Foot Trail and Stony Trail along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family; in addition to having a legal suite to either create additional income or have for extended family. Perfect!!