



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

**MLS # A2176718**



**\$853,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,721 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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:** N/A

**\*SIDE ENTRANCE\*** Amazing Design! Unique in Features! Brand New Home! Over 2700+ SF of Stylish design welcomes you into this stunning FIVE BEDROOM and 3 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 . A huge walk-in corner pantry 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 the Primary Suite boasting a 5pc en suite with dual vanities, stand alone shower, over sized bath and TWO large walk-in closets. A centralized BONUS ROOM offers an additional living space and another 5pc full bath (with pocket door access to the fourth bedroom) and 2nd floor laundry to complete the level. ADDITIONAL FEATURES: Professionally designed Oak & Ore Colour Palette, convenient side entrance, iron spindle to stairs, rear sliding glass patio door & BBQ gas line and raised 9' basement ceiling height and 3-piece rough-in plumbing. 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. Perfect!! \*\* ALERT &ndash; NEW MORTGAGE INFO \*\* This home qualifies for the 30-year amortization for first-time buyers' mortgages \*\* Jayman Financial Brokers now available to sign-up \*\*