

## 48 Corner Glen Green NE Calgary, Alberta

**MLS # A2253073**



# \$714,900

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                               |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,920 sq.ft.                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Reverse Pie Shaped Lot                    |               |                  |

|                    |                                                                                                                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                                     | <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> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | 10 Solar Panels                                                                                                                                                               |                   |     |

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers &ndash; 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&reg;. Welcome to the up-and-coming Northeast community of cornerstone\*\* A lovely neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the SELECT FIT & FINISH complimented with the professionally designed White Spec Palette. You will discover this outstanding floor plan featuring a gorgeous open living area with 2 story high ceilings, that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions past the closed in Flex Room or FOURTH BEDROOM that has a sizeable closet with access to the FULL BATH and are then warmly welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with upgraded stove and broan power pack built-in cabinet hood range, Refrigerator with internal ice along with a Panasonic Microwave with trim kit, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the Primary Suite that features a "spa like" en suite showcasing dual vanities and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and

convenient 2nd floor spacious laundry room. The lower level boasts 9 foot basement ceiling height, 3 pce bath rough in, and awaits your great design ideas to finish. Additional Features include a convenient side entrance and BBQ gas line. Jayman's additional inclusions: Core Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, triple pane windows and Smart Home Technology. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!