

**52 Corner Glen Square NE**  
**Calgary, Alberta**

**MLS # A2354242**

## \$726,900

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                               |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,972 sq.ft.                              | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 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                            | <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:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 8 Solar Panels

**BRAND-NEW BENTLEY 24 | 1,972 SQ. FT. | FOUR BEDROOMS | MAIN-FLOOR BEDROOM & FULL BATH | DOUBLE GARAGE**  
 Eligible first-time home buyers may qualify for the Government of Canada's First-Time Home Buyers' GST/HST Rebate, potentially recovering up to 100% of the GST paid—to a maximum rebate of \$50,000. Eligibility requirements, price thresholds and other conditions apply. Welcome to Jayman BUILT's impressive Bentley 24 at 52 Corner Glen Square NE in Calgary's growing community of Cornerstone. Priced at \$692,286 before GST, including the home and lot, this brand-new residence offers approximately 1,972 sq. ft., four bedrooms, three full bathrooms and an attached double garage. Luxury vinyl plank flooring welcomes you into the bright, open-concept 868 sq. ft. main level. At the heart of the home is a gourmet kitchen featuring quartz countertops, a generous centre island, abundant cabinetry and a spacious walk-in pantry. The kitchen flows naturally into the dining area and Great Room, where a dramatic open-to-above design creates an impressive sense of light and space. This inviting layout is ideally suited to family living and entertaining. A private main-floor bedroom and adjacent three-piece bathroom with a glass-enclosed shower provide excellent flexibility for extended family, overnight guests or anyone who prefers to avoid stairs. A convenient separate side entry completes the main level. The 1,094 sq. ft. upper floor offers three additional bedrooms, a central bonus room and walk-in laundry. The primary retreat features a walk-in closet and luxurious five-piece ensuite. Two generously sized secondary bedrooms and a full main bathroom complete this thoughtfully planned level. The open-to-below feature further enhances the home's bright, spacious

character. Professionally designed in Jayman's sophisticated Ebony Oasis colour palette, the interior showcases walnut woodgrain cabinetry, contemporary tile, coordinated hardware and carefully selected finishes. Jayman's EXTRA Fit & Finish® adds another level of refinement. Additional \$40,000 highlights included: Four bedrooms above grade, Three full bathrooms, Main-floor bedroom and three-piece bathroom, Attached double garage, Separate side entry, Great Room open to above, Upper-floor bonus room, Walk-in laundry Quartz countertops in the kitchen and bathrooms, Raised nine-foot basement ceiling, Three-piece basement bathroom rough-in. Jayman's standard energy-efficient inclusions feature eight 500-watt solar panels, Quantum Performance Wall System powered by BTRboard, BUILT GREEN® Canada certification, high-efficiency furnace with MERV 13 filtration, HRV system, ultraviolet air purification, tankless water heater, foundation wrap, triple-pane R-6 windows and smart-home technology. Enjoy flexible family living, distinctive architecture and energy-efficient construction in Cornerstone. Contact your REALTOR® today for complete specifications, availability and viewing details!