

# \$684,900 - 33 Corner Glen Way Ne, Calgary

MLS® #A2133680

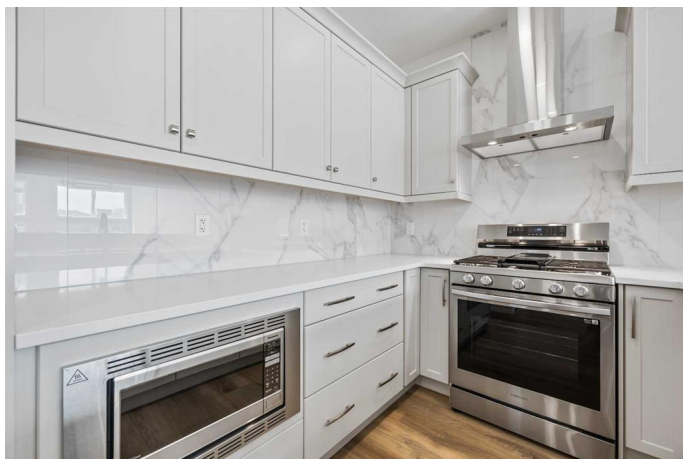
**\$684,900**

4 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.06 Acres

Cornerstone, Calgary, Alberta

\* BRAND NEW HOME ALERT \* 10 SOLAR PANELS \* MAIN FLOOR FLEX ROOM \*  
Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought-after "COOPER" home located in the up & coming community of Cornerstone. A lovely neighborhood with parks, playgrounds & great new amenities welcomes you into over 1700+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with a flush eating bar & sleek stainless steel Samsung appliances, including a French door refrigerator with water line, 30 inch Single Oven Gas range, Panasonic built-in microwave with trim kit, and a Venmar Chef 30" Designer hood fan. Elegant Polaire QUARTZ countertops, soft close slab cabinets, and sil granite Blanco undermount sink compliment the space. Enjoy the generous dining area adjacent to the spacious kitchen, overlooking the lower rear Great Room with an 11-foot ceiling and a beautiful bank of over sized windows. To complete the main level, you have a designated flex space perfect for an office or den or a FOURTH BEDROOM as it has a closet and is situated nicely adjacent to the FOUR PIECE FULL BATH. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 4 pc private en suite with an oversized walk-in shower, dual vanities, and



generous walk-in closet along with 2nd-floor laundry for convenience. In addition, the rest of the family can enjoy a full bath nicely located at the rear of the home. Raised 10 ft basement ceiling height and 3 pc rough-in for future bath development and space to build a double detached garage at your leisure. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, Built Green 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 and triple pane windows. 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 climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2133680    |
| Price          | \$684,900   |
| Sold Price     | \$684,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,783       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 33 Corner Glen Way Ne |
| Subdivision | Cornerstone           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 2L7               |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | None                                                           |
| Parking Spaces | 2                                                              |
| Parking        | Gravel Driveway, On Street, Outside, Parking Pad, Side By Side |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Veneer, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2024 |
| Date Sold      | June 7th, 2024 |
| Days on Market | 13             |
| Zoning         | R-G            |
| HOA Fees       | 150.00         |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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