

# \$1,080,900 - 125 Corner Glen Avenue Ne, Calgary

MLS® #A2150209

**\$1,080,900**

7 Bedroom, 4.00 Bathroom, 2,744 sqft  
Residential on 0.09 Acres

Cornerstone., Calgary, Alberta

**\*\*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!!

Built in 2022

### **Essential Information**

MLS® #	A2150209
Price	\$1,080,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,744
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 125 Corner Glen Avenue Ne  
Subdivision Cornerstone.  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3N 2L7

### Amenities

Parking Spaces 4  
Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front  
# of Garages 2

### Interior

Interior 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)  
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Built-In Oven, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Gas Range, Microwave Hood Fan, Washer, Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Great Room  
Has Basement Yes  
Basement Full, Exterior Entry, Finished, Suite

### Exterior

Exterior Features None  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Brick  
Foundation Poured Concrete

### Additional Information

Date Listed July 16th, 2024

Days on Market 240

Zoning R-G

## **Listing Details**

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.