



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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36 Corner Glen Green NE  
Calgary, Alberta

MLS # A2253069



**\$767,900**

|           |                                                                         |        |                  |
|-----------|-------------------------------------------------------------------------|--------|------------------|
| Division: | Cornerstone                                                             |        |                  |
| Type:     | Residential/House                                                       |        |                  |
| Style:    | 2 Storey                                                                |        |                  |
| Size:     | 2,436 sq.ft.                                                            | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                                                       | Baths: | 3                |
| Garage:   | Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener |        |                  |
| Lot Size: | 0.08 Acre                                                               |        |                  |
| Lot Feat: | Irregular Lot                                                           |        |                  |

|             |                                                                                                                                                                                                       |            |        |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                               | Water:     | Public |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                                                                             | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                                                                       | Condo Fee: | -      |
| Basement:   | Full, Unfinished                                                                                                                                                                                      | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                                                                                                                                       | Zoning:    | R-G    |
| Foundation: | Poured Concrete                                                                                                                                                                                       | Utilities: | -      |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s) |            |        |
| Inclusions: | 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;. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the brand new community of Glacier Ridge. A soon to be lovely neighborhood with great amenities welcomes you into 2436+sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel KITCHENAID Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Lovely LVP graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FOURTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts 3 more bedrooms, convenient laundry & the most amazing Primary Bedroom offering a retreat area, a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities & Walk-through Closet. Additional features of the amazing home include a professionally designed Birch Wisper Colour Palette, convenient side entry, wood spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10

Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions!  
Welcome Home!