



GRASSROOTS
REALTY GROUP

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130 Corner Glen Square NE
Calgary, Alberta

MLS # A2340939



\$754,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,425 sq.ft.	Age:	2025 (1 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	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:	8 Solar Panels		

BRAND-NEW JAYMAN BUILT HOME | 2,424+ SQ. FT. | FOUR BEDROOMS | MAIN-FLOOR BEDROOM SUITE 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, purchase-price thresholds, and other conditions apply. Welcome to Jayman BUILT's exquisite HOLLY model, located in Calgary's growing community of Cornerstone. Offering more than 2,424 sq. ft. of thoughtfully designed living space, this impressive home combines an expanded open floor plan, sophisticated finishes, and energy-efficient technology. Luxury vinyl plank flooring welcomes you into the bright main level. At the heart of the home is a gourmet kitchen featuring quartz countertops, a large centre island with a flush eating bar, generous pantry storage, and sleek stainless-steel appliances. The kitchen overlooks the dining area and spacious Great Room, where a beautiful feature fireplace creates a warm and inviting focal point. A private main-floor bedroom with its own full ensuite provides an exceptional living arrangement for extended family members, overnight guests, or anyone who prefers to avoid stairs. Upstairs, you will discover three additional bedrooms, a convenient laundry room, and an impressive primary retreat. The primary suite features a private sitting area, luxurious ensuite with dual vanities, an oversized soaker tub, a spacious separate shower, and a walk-through closet. Professionally selected finishes from the Birch Whisper colour palette create a cohesive and contemporary interior. Additional upgrades include: Convenient separate side entrance Wood stair spindles Barbecue gas line Raised nine-foot basement ceiling Three-piece basement

bathroom rough-in Upgraded flooring in the bathrooms and laundry room Jayman's Core Performance features include: Eight solar panels BUILT GREEN®; Canada standard EnerGuide-rated construction High-efficiency furnace HRV system MERV 13 filtration UV-C ultraviolet air-purification system Navien tankless water heater Triple-pane windows Smart-home technology solutions Enjoy contemporary design, flexible family living, and energy-efficient construction in the developing community of Cornerstone. Contact your REALTOR® today for complete details and your opportunity to make this outstanding new home your own. Welcome home!