**1,789** Sq.Ft.

**4** Bed

**3** Bath

# AVID20

**Developed Legal Suite Included**

## INQUIRE FOR PRICING

**120 CORNER GLEN AVE NE CALGARY, AB**

**L46-028-0069**
Elevation TO

**SHOWHOME AVAILABLE FOR LEASE**

### JAYMAN'S STANDARD INCLUSIONS

- Core Performance with 10 Solar Panels
- BuiltGreen 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
- Triple Pane Windows
- Smart Home Technology Solutions

### ADDITIONAL FEATURES

- **Extra Fit & Finish™**
- Main Floor Bedroom
- Convenient Side Entrance
- Includes 10' x 10' Deck
- Upper Floor Bonus Room
- Bright Rear Kitchen with Eating Bar
- Air Conditioning, Window Coverings and Wallpaper Included
- Developed Basement includes 2-Bedroom Legal Suite



Renderings and images are representational only.

**TO VIEW YOUR NEW DREAM HOME, CONTACT:**
Graham Myers, Area Sales Manager
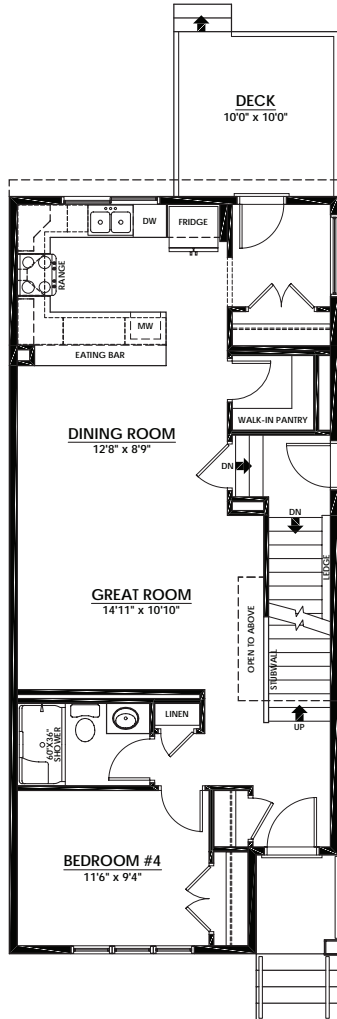403.454.5875 | cornerstone@jayman.com | Jayman.com

**Jayman BUILT**

# LIFE READY FOR THE WAY YOU LIVE
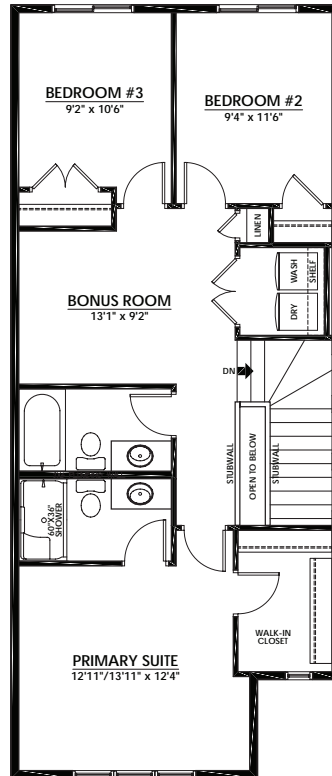
## MAIN FLOOR — 890 Sq.Ft.

- Bright Rear Kitchen with Eating Bar
- Convenient Walk-In Pantry
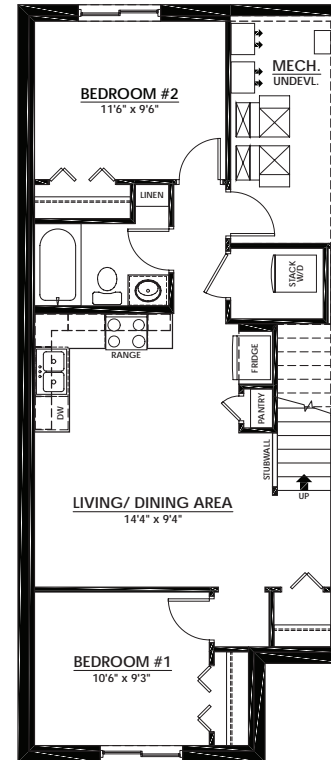- Front Bedroom & 3-Piece Bath

## UPPER FLOOR — 899 Sq.Ft.

- 3-Piece Primary Ensuite
- Primary Suite Walk-In Closet with Window
- Spacious Central Bonus Room
- Laundry Room & Linen Closet

## LOWER FLOOR — 679 Sq.Ft.

- Developed Basement with 2-Bedroom Legal Suite
- Central Kitchen & Living Room
- Enclosed Laundry Closet
- Ample Room for Storage

### Main Floor plan

DECK 10'0" x 10'0"

DW | FRIDGE | RANGE | MW | EATING BAR

DINING ROOM 12'8" x 8'9"

WALK-IN PANTRY

GREAT ROOM 14'11" x 10'10"

OPEN TO ABOVE

60"X 36" SHOWER | LINEN

BEDROOM #4 11'6" x 9'4"

### Upper Floor plan

BEDROOM #3 9'2" x 10'6"

BEDROOM #2 9'4" x 11'6"

LINEN | WASH | SHELF | DRY

BONUS ROOM 13'1" x 9'2"

60"X 36" SHOWER

OPEN TO BELOW

PRIMARY SUITE 12'11"/13'11" x 12'4"

WALK-IN CLOSET

### Lower Floor plan

BEDROOM #2 11'6" x 9'6"

MECH. UNDEVL.

LINEN | STACK W/D

RANGE | FRIDGE | PANTRY | DW

LIVING/ DINING AREA 14'4" x 9'4"

BEDROOM #1 10'6" x 9'3"

## DISCOVER YOUR NEXT HOME AT Jayman.com