



GRASSROOTS
REALTY GROUP

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44 Corner Glen Link NE
Calgary, Alberta

MLS # A2214737



\$655,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,484 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Curtain Rods, Basement Appliances: Electric Range, Range Hood with Microwave, Dishwasher, Refrigerator, Washer/Dryer

Welcome to this stunning fully upgraded home located in the vibrant and growing community of Cornerstone. Offering the perfect blend of modern comfort and smart living, this beautifully maintained residence features 3 spacious bedrooms, 3.5 bathrooms, and a fully legal basement suite—ideal for extended family, guests, or rental income potential. From the moment you arrive, you’ll notice the thoughtful details and high-end finishes throughout the home. The open-concept main floor boasts a stylish kitchen with premium cabinetry, quartz countertops, stainless steel appliances, and upgraded light fixtures that elevate the space. Large windows flood the home with natural light, creating a warm and inviting atmosphere in every room. Upstairs, you’ll find a spacious primary suite complete with a walk-in closet and a sleek, modern ensuite. Two additional bedrooms and a full bathroom provide plenty of space for a growing family. A convenient upper-level laundry area adds to the home’s practical design. Downstairs, the legal basement suite is fully self-contained with its own entrance, kitchen, living area, bedroom, and bathroom—perfect for generating rental income or providing privacy for guests. Smart home features take this property to the next level of comfort and convenience. Stay connected and secure with a Ring doorbell camera, backyard Ring security camera, and a smart lock system. Enjoy year-round comfort with a smart Ecobee thermostat, and seamless connectivity with a WiFi booster. With 10 solar panels installed, this energy-efficient home helps reduce utility costs while being environmentally conscious. Located in a family-friendly neighborhood, this home is close to parks, schools, shopping, and transit, making it the perfect choice for those seeking a lifestyle of ease and accessibility. Don’t miss your

opportunity to own this smart, stylish, and income-generating home in one of Calgary’s fastest-growing communities!