

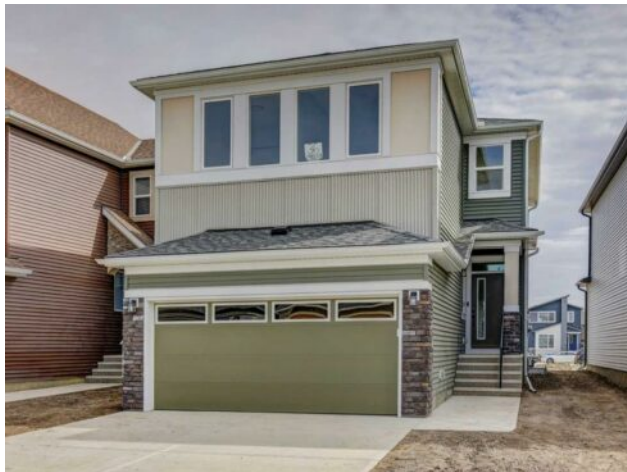


GRASSROOTS
REALTY GROUP

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36 Corner Glen Road NE
Calgary, Alberta

MLS # A2217339



\$784,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Level		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning BRAND-NEW fully upgraded home that awaits its first proud owner. The layout is spacious and well thought-out. With the assurance of full builder warranties, peace of mind comes included with this lovely home. The main floor welcomes you with an open concept design, featuring a spacious living area adorned with a cozy fireplace, enhanced by tiled surroundings that stretch to the ceiling. The kitchen, adjacent to the dining area, is a stylish upgrade, marrying modern aesthetics with plenty of space for storage functionality. A bedroom and full bathroom on main floor, which adds flexibility for guests or family members who prefer to stay on the main floor. As you ascend to the upper floor, a huge centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The grand primary bedroom boasts a 5-piece ensuite with dual sinks, offering a private oasis within your home. Three additional bedrooms and another full washroom cater to all family needs. The laundry room is conveniently located on the upper level. Basement equipped with a separate entrance, offering potential for future development or added privacy. Situated in a prime location, this lovely abode is in proximity to public transit, a full retail plaza, and convenient access to major roadways for easy commuting. This home is a harmonious blend of elegance, functionality and location, promising a life of convenience and comfort. CHECK VIRTUAL TOUR and come visit to appreciate this house.