



GRASSROOTS
REALTY GROUP

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8 Corner Glen Row NE
Calgary, Alberta

MLS # A2217345



\$794,999

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Basement: Range Hood, Stove, Refrigerator, Stacked Washer/Dryer

****Legal 2 Bedroom Basement Suite**** West Facing | Corner Lot | Luxury Home | Main Level Bedroom & 3pc Bath | Expansive Open Floor Plan | Chef's Kitchen | Quartz Countertops | Stainless Steel Appliances | Gas Stove | Kitchen Island | Barstool Seating | Pantry | Modern Finishes | Electric Fireplace | Mud Room with Storage | 3 Upper Level Bedrooms with Walk-in Closets | Den | Laundry Room | Linen Storage | Separate Entry to Legal Basement Suite | Sizeable Bedrooms | Basement Laundry | Storage | Large Back & Side Yard | Double Attached Garage | Driveway. Welcome to this stunning 2-storey family home boasting 5 bedrooms, 4 bathrooms and 2,723 SqFt throughout the main, upper and basement levels. The front door opens to a foyer with closet storage for a clean and organized space. The open floor plan living space makes this the perfect home to entertain friends and family. The kitchen is outfitted with sparkling white quartz countertops, stainless steel appliances, a gas stove, great cabinet storage and a corner pantry! The centre island with barstool seating is perfect to enjoy small meals or socialize while you cook. The dining and living rooms are framed with large East facing windows that fill the space with morning light. The dining room has a door to the backyard making indoor/outdoor living easy. The living room is centred with an electric fireplace and a TV ready wall above. The main level bedroom and 3pc bath is great for a multi-generational family or overnight guests. The 3pc bath has a pocket door that separates the sink from the walk-in shower. The main level is complete with a built-in and closet storage. Upstairs holds 3 bedrooms all with walk-in closets, a den and a walk-in laundry room. The exquisite primary bedroom with a private 5pc ensuite and a walk-in closet. The ensuite has a double vanity, deep soaking tub and a walk-in shower.

Bedrooms 2 & 3 are both sizeable and share the 4pc bath with a tub/shower combo. The walk-in laundry room has built-in linen shelving. The den is a cozy space to unwind in the evenings with your family! Downstairs, the LEGAL 2 bedroom basement suite has a separate entry that leads to an open floor plan living space. The open kitchen and rec room provide space for both living and dining. The kitchen is outfitted with gloss finished cabinets, quartz countertops, white appliances and ample storage. The 2 basement bedrooms are a great size and share the 4pc bath with a tub/shower combo. The basement laundry is a stacked washer/dryer set. Outside this home is a beautiful back and side yard where you can enjoy dining and activities. The front attached double garage and driveway allow for 4 vehicles can be parked at any time plus street parking is readily available too. Hurry and book your showing at this incredible family home today!