



GRASSROOTS
REALTY GROUP

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**64 Corner Glen Avenue NE
Calgary, Alberta**

MLS # A2230224



\$574,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan		

Inclusions:	None
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Welcome to this beautiful 1,459 sqft home nestled in a vibrant new community! Built in 2023, this modern 2-storey offers a bright and open floor plan, perfect for everyday living and entertaining. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a side entrance, this home offers great potential for future basement development. Enjoy the high ceilings with a 9-ft unfinished basement, ready for your personal touch. The south-facing front yard brings in plenty of natural light, enhancing the warm and welcoming atmosphere. Easy access to the Airport, Deerfoot Trail and Stoney Trail. Don't miss this opportunity to own a nearly-new home in a growing neighborhood!