



**GRASSROOTS**  
REALTY GROUP

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**390 Corner Glen Way NE**  
**Calgary, Alberta**

**MLS # A2231109**



**\$809,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Vinyl Windows

**Inclusions:** All appliances in Spice kitchen

Brand New | 3 Bed + Den | 3 Bath | Spice Kitchen | Side Entrance | Cornerstone NE Welcome to this beautiful brand new, never-lived-in East facing home in the thriving community of Cornerstone, NE Calgary. Featuring 3 spacious bedrooms, 3 full bathrooms, a main floor den, and a double front-attached garage, ALL FLOOR 9 FEET including BASEMENT, this home blends style, comfort, and functionality. Step inside bright, open main floor with a large living room, big windows, and an elegant electric fireplace. The modern kitchen is fully upgraded with Built-in appliances, a Gas cooktop, and a Bonus spice kitchen with 2nd Gas Cooktop - perfect for extra prep space and keeping the main area tidy. The dining area overlooks a generous backyard through oversized windows, filling the space with natural light. A versatile main floor den with closet and a full bath with walk-in shower add flexibility for guests or home office use. Upstairs, you're welcomed by a spacious family room and a serene primary suite with a luxurious 5-piece ensuite and walk-in closet. Two more well-sized bedrooms &mdash; both with walk-in closets &mdash; share a full 4-piece bath. A dedicated laundry room adds everyday convenience. A separate SIDE ENTRANCE leads to the unfinished basement with potential for future LEGAL SUITE (Subject to the approval and permitting of the City of Calgary) Located minutes from shopping, parks, restaurants, Costco, Cross Iron Mills, and Calgary International Airport. With easy access to Stoney trail commuting within the city is breeze. This is a fantastic place to call home. Hurry up, call your favorite Realtor to book a showing today.