



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**108 Corner Glen Drive  
Calgary, Alberta**

**MLS # A2237140**



**\$678,355**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** n/a

Welcome to 108 Corner Glen Drive NE — an exceptional “To Be Built” 160 Model single-family home with a front-attached double garage, located in the dynamic and fast-growing community of Cornerstone. Boasting a modern Prairie-style elevation, this home is a perfect fusion of contemporary design and functional living. Step into a bright, open-concept main floor that effortlessly combines comfort and convenience. A spacious living room welcomes you with oversized windows that flood the space with natural light. The chef-inspired kitchen features sleek LG stainless steel appliances, ample cabinetry, under-cabinet lighting, and a generous walk-in pantry, all flowing seamlessly into a dedicated dining area — perfect for everyday meals and entertaining. Additional thoughtful touches include a mudroom with a built-in bench and hooks, ideal for keeping your busy life organized. The main floor also showcases premium finishes, including triple-pane windows and designer lighting fixtures available in black or brushed nickel. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary suite complete with a walk-in closet and a beautifully appointed 4-piece ensuite bathroom. A central bonus room offers the perfect space for a home office, playroom, or media area, while the convenient upper-floor laundry makes everyday living even easier. A second full bathroom completes the upper level. The unfinished basement offers future development potential, ready to be tailored to your family’s evolving needs. Located in a thriving neighbourhood close to schools, parks, shopping, and major routes, this home is a perfect fit for families seeking style, space, and convenience.

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