

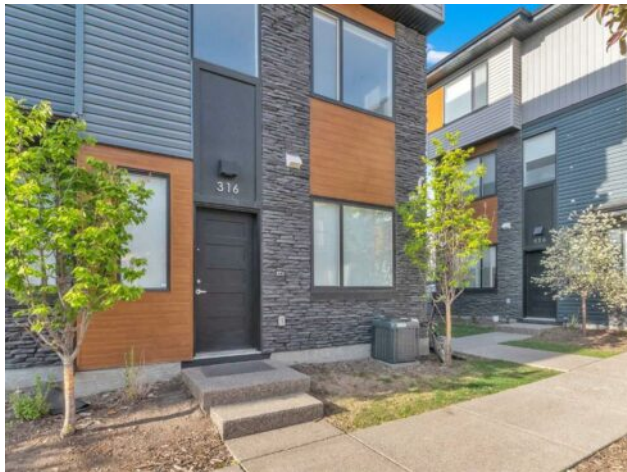


GRASSROOTS
REALTY GROUP

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**316 Corner Glen Circle NE
Calgary, Alberta**

MLS # A2243784



\$449,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,556 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE Saturday August 2nd from 11:00- 1:00 pm & Sunday August 3rd from 1:00-3:00 pm. Welcome to your new home in the desirable community of Cornerstone! This END UNIT, 3-storey townhome with central air conditioning offers a total of 4 bedrooms, 2.5 bathrooms, and a double attached garage. Ideally located close to all amenities—including shopping, transit, future schools, parks, and with easy access to the Airport, Stoney Trail, and Deerfoot Trail—this home is perfect for convenience and comfort. As you enter through the main entrance, you're welcomed by a flex room that can be used as a bedroom or home office, along with access to the double garage. The main level features an open-concept floor plan, complete with a spacious kitchen with quartz countertops, dining area, living room, a 2-piece bathroom, and an additional flex room that opens to a private deck with a gas line—ideal for outdoor grilling or relaxing. Upstairs, the primary bedroom includes a walk-in closet and a 3-piece ensuite. You'll also find two more bedrooms, a 4-piece main bathroom, and a convenient laundry area. This well-maintained complex boasts a beautifully landscaped courtyard and ample visitor parking. Quick possession is available—call today to book your private viewing!