



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2247246**



**\$829,999**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,247 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Conservation, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** NONE

**LOCATION! LOCATION! LOCATION! STEPS AWAY FROM the PLAYGROUND-** Welcome to this stunning new build in the lively Cornerstone community, where contemporary design meets everyday comfort. Offering over 2,200 sq. ft. of well-planned living space, this home combines style, practicality, and quality craftsmanship. The main floor welcomes you with a bright, open layout and features a full bedroom and a full bathroom &mdash; perfect for guests, extended family, or a dedicated home office. Oversized windows fill the space with natural light, creating a warm and inviting atmosphere. The gourmet kitchen is equipped with built-in appliances, elegant cabinetry, and a massive walk-through pantry that connects to the mudroom and garage for easy access and extra storage. Upstairs, you&rsquo;ll find a versatile bonus room &mdash; great for movie nights, a play area, or a quiet retreat. Four generous bedrooms and two full bathrooms provide plenty of room for everyone. The primary suite offers large, sun-filled windows and a luxurious ensuite with dual sinks and a walk-in shower. Modern light fixtures throughout the home add a touch of elegance. The basement, complete with a separate side entrance, offers endless possibilities &mdash; from a custom entertainment space to a potential rental suite. Located in the growing neighborhood of Cornerstone, you&rsquo;ll enjoy nearby parks, walking trails, shopping, and quick access to major roads and transit. This home blends the peace of suburban living with the convenience of city life. Don&rsquo;t miss your chance to make this beautiful property yours &mdash; book a private showing today!