



GRASSROOTS
REALTY GROUP

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8 Corner Glen Row NE
Calgary, Alberta

MLS # A2247305



\$775,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Cleared, Corner Lot, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions:	None
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Stunning Corner Lot Home with Pond View & 2,738 Sq.Ft. Total Living Space | 6 Bed | 4 Bath | Legal 2-Bedroom Basement Suite | Main Floor Bedroom & Full Bath | Bonus Room | Separate Laundry Up & Down. This beautifully maintained home in the sought-after community of Cornerstone offers a rare combination of style, functionality, and outstanding income potential. Situated on a prime corner lot just steps from the pond and kids's playground, this property boasts abundant natural light, thoughtful upgrades, and a legal basement suite for rental income or extended family living. The open-concept main floor features a spacious bedroom with a full bathroom, ideal for guests or multi-generational living, while the bright living area flows into the upgraded kitchen complete with gas stove, large walk-in pantry, and dining space with serene pond and playground views. Upstairs offers a generous bonus room, a luxurious primary suite with a 5-piece ensuite and walk-in closet, plus two additional bedrooms—each with walk-in closets—sharing a full bathroom, along with convenient upper-level laundry. The fully developed legal basement suite includes two bedrooms, a full bathroom, a modern kitchen, its own laundry, and a private side entrance. Additional highlights include plentiful parking space, beautiful curb appeal, and a location close to Stoney Trail, Amazon warehouse, CrossIron Mills, and Costco, as well as parks, walking paths, shopping, transit access, and planned community amenities. With its flexible layout and excellent revenue potential, this property is a perfect choice for families and investors alike.