



GRASSROOTS
REALTY GROUP

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338 Corner Glen Way NE
Calgary, Alberta

MLS # A2248057



\$829,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this brand-new, never lived-in modern showpiece that perfectly blends luxury, comfort, and everyday functionality. Thoughtfully designed with an open-concept floor plan and backed by full builder warranties, this home offers complete peace of mind for its first proud owner. The main level is filled with natural light, featuring an inviting living area with a sleek electric fireplace—ideal for cozy evenings or family gatherings. Oversized rear windows flood the space with sunlight, while the chef-inspired kitchen boasts upgraded appliances, a large pantry, and stylish modern finishes. The adjoining dining area is bright and spacious, perfect for hosting friends and family. A versatile flex room on the main floor provides the option of a home office or a fifth bedroom, complemented by a full bathroom for added convenience. Upstairs, the home continues to impress with a spacious bonus room, designed as the ultimate family retreat. The luxurious primary suite offers a spa-like ensuite with dual sinks, a deep soaking tub, and a separate glass shower. Three additional bedrooms, a third full bathroom, and a dedicated laundry room complete the upper level, ensuring functionality for every family member. What truly sets this home apart is the LEGAL 2-bedroom basement suite with its own separate entrance—a fantastic mortgage helper or long-term rental opportunity. With a 9' ceiling and modern layout, it provides an excellent blend of privacy and income potential. Situated in a highly desirable community close to shopping, dining, parks and easy access to major roadways, this house is a lifestyle upgrade. Whether you're a growing family or an investor, this home delivers elegance, practicality, and exceptional value.

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