



GRASSROOTS
REALTY GROUP

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

74 Corner Glen Grove NE
Calgary, Alberta

MLS # A2258657



\$619,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this BRAND-NEW modern family home nestled in the vibrant community of Cornerstone! This impeccably designed residence boasts 3 bedrooms and 2.5 baths. Open-concept main floor with 9' KNOCKDOWN ceilings and premium finishes features quartz countertops, UPGRADED stainless steel appliances and luxury vinyl plank flooring. Chefs dream modern rear kitchen with upgraded Gas stove and full-height cabinetry—ideal for entertaining or family meals. Main floor includes a convenient mudroom and half bath. Upstairs floor features spacious private master suite with 4 piece ensuite and walk-in-closet. Good sized other 2 bedrooms, 3 piece bathroom and laundry completes this floor. Unspoiled basement with 9 Ft foundation, 2 windows and a SEPARATE side entrance. Quick access to Stoney Trail, Country Hills Blvd, and YYC Airport make commuting a breeze from this location. Enjoy green spaces, walking & biking paths, and nearby shopping —perfect balance of city convenience and neighborhood serenity. Watch 3D TOUR, don't miss this amazing property and book a showing today!!