



GRASSROOTS
REALTY GROUP

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

8 Corner Glen Row NE
Calgary, Alberta

MLS # A2258717



\$740,000

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:	0.01 Acre		
Lot Feat:	Cleared, Corner Lot, Garden		

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

Inclusions: None

HUGE PRICE REDUCTION & Back on Market Due to Financing. Corner Lot | Pond Views | 6 Bedrooms | 4 Full Bathrooms | Legal 2-Bedroom Suite | Main Floor Bedroom & Full Bath | Bonus Room | 2,738 Sq.Ft. Total Developed Space Fantastic value in Cornerstone with this bright and spacious corner-lot home overlooking the pond and playground. The main floor offers an open layout with a bedroom and full bathroom, upgraded kitchen with gas stove and walk-in pantry, and large living and dining areas with great natural light. Upstairs features a generous bonus room, primary suite with 5-piece ensuite and walk-in closet, plus two additional bedrooms—each with their own walk-in closets—full bathroom, and upper-level laundry. The City-approved legal basement suite includes two bedrooms, a full kitchen, living area, bathroom, private side entrance, and separate laundry—ideal for extended family or rental income from day one. Located close to Stoney Trail, Amazon warehouse, CrossIron Mills, Costco, schools, shopping, parks, and transit. A move-in-ready home with strong value and excellent income potential.