



GRASSROOTS
REALTY GROUP

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**316 Corner Glen Circle NE
Calgary, Alberta**

MLS # A2260782



\$435,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,556 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning south-facing end-unit townhouse located in the vibrant community of Cornerstone in NE Calgary. With 4 bedrooms, 2.5 bathrooms, and central A/C, this spacious and stylish home is designed for comfort, flexibility, and modern living. On the lower floor, you'll find a versatile bedroom/flex space—perfect for guests, remote work, or a home gym. The double attached garage offers everyday convenience and additional storage. Head upstairs to the bright, open-concept main floor with 9ft ceilings,, featuring a sleek kitchen with quartz countertops, stainless steel appliances, and a pantry. The kitchen flows seamlessly into the dining area and living room, creating an ideal space for both daily life and entertaining. A rear flex room provides even more options for work or relaxation, complete with a half bath and access to a private covered balcony. The upper level boasts a spacious primary bedroom with walk-in closet and a 3-piece ensuite. Two additional generous bedrooms, a full 4-piece bathroom, and convenient upper-level laundry complete the top floor. Additional features include a beautifully landscaped courtyard, ample visitor parking, and close proximity to parks, shops, future schools, and public transit. Located just minutes from Stoney Trail and Calgary International Airport, commuting and travel are a breeze. Don't miss your opportunity to own this beautifully designed, move-in-ready townhouse in one of Calgary's most connected and growing communities. Schedule your private viewing today!