



GRASSROOTS
REALTY GROUP

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57 Corner Glen Row NE
Calgary, Alberta

MLS # A2272498



\$619,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,575 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Storage		

Inclusions: Basement suite - Electric Range, Refrigerator, Microwave, Washer/Dryer, Hood fan, Blinds

Stylish 2-Storey with Legal Suite & Double Detached Garage . Discover this stunning 2-storey home in the sought-after community of Cornerstone — offering a LEGAL basement suite and a double detached garage, making it an ideal choice for comfort, style, and a smart investment opportunity. Located in a rapidly growing area, you'll love the easy access to parks, new schools, shopping, transit, and major roadways. Step inside to a bright open-concept main floor featuring a spacious living room and a modern kitchen with excellent prep space and storage — perfect for hosting family and friends. A convenient 2-piece bathroom, mudroom, and access to the rear deck enhance everyday functionality. The upper level includes three well-sized bedrooms, highlighted by a private primary suite complete with a 3-piece ensuite and walk-in closet. Upper-floor laundry adds extra convenience. The professionally developed basement offers a fully self-contained legal suite with its own kitchen, bedroom, full bathroom, and laundry — ideal for rental income, extended family living, or multi-generational arrangements. A double detached garage ensures secure parking and storage, while the south-facing front exposure fills the home with natural sunlight throughout the day.