



GRASSROOTS
REALTY GROUP

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**40 Corner Glen Green NE
Calgary, Alberta**

MLS # A2275392



\$734,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,343 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: 10 Solar Panels

***BRAND NEW HOME*KARMA 24*QUICK POSSESSION*10 SOLAR PANELS*MAIN FLOOR BEDROOM SUITE* Amazing Design!** Unique in Features! Over 2342+ SF of Stylish design welcomes you into this stunning four-bedroom and 3 BATH home located in the beautiful community of Cornerstone. You're welcome to a thoughtfully designed living space that maximizes every inch while offering an abundance of space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ countertops, sleek stainless steel Whirlpool appliance package with an upgraded gas slide stove, French Door fridge w/ Internal Water/Ice, Microwave and a Broan power pack built-in cabinet hood fan. A large walk-through pantry and beautiful extended oversized flush centre Island that overlooks the generous great room and dining room-Ideal for all entertaining. A sizeable 4TH BEDROOM on the main floor, perfect for a large family or working from home as you have a full bath adjacent to the functional space. Upstairs, you will discover THREE MORE BEDROOMS with a Primary Bedroom boasting a 5pc en suite with dual vanities, a stand-alone shower, an oversized bath and a large walk-in closet. A centralized BONUS ROOM offers an additional living space and a full bath, plus 2nd-floor laundry with a window, completing the level. ADDITIONAL FEATURES: Fit and Finish SELECT, professionally designed Colour Palette, rear patio door with wood deck, raised 9' basement ceiling height, and 3-piece rough-in plumbing. Situated close to the International Airport with quick access to both Deer Foot Trail and Stoney Trail, along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand new build with all of the difficult decisions decided along with a functional

and intelligent floor plan for a large family. Perfect!!