



**GRASSROOTS**  
REALTY GROUP

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**199 Corner Glen Crescent NE  
Calgary, Alberta**

**MLS # A2275986**



**\$769,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	10 Solar Panels		

**\*WALK OUT BASEMENT\*BRAND NEW HOME\*JAKE 26\*QUICK POSSESSION\*10 SOLAR PANELS\*MAIN FLOOR BEDROOM SUITE\***  
Amazing Design! Unique in Features! Over 2273+ 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, a sleek stainless steel Whirlpool appliance package with an upgraded electric stove, a French Door fridge w/ Internal Water/Ice, a 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 5-piece dual vanity, a stand-alone shower, an oversized bath and two large walk-in closets. A centralized BONUS ROOM offers an additional living space and a full 4-piece bath, plus 2nd-floor laundry, completing the level. ADDITIONAL FEATURES: Fit and Finish SELECT, 10' x 10' upper deck, professionally designed White Colour Palette, rear patio door, 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!!