



**GRASSROOTS**  
REALTY GROUP

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**77 Corner Glen Road NE**  
**Calgary, Alberta**

**MLS # A2282995**



**\$735,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully appointed FD 120 MODEL in the amenity-rich community of Cornerstone. Situated on an east-facing lot, this thoughtfully designed property offers exceptional space and functionality. The main floor features a bedroom and full bathroom, ideal for guests or multi-generational living, along with an open-concept layout. The central kitchen is a standout, complete with stainless steel appliances, gas stove, and chimney-style hood fan, built-in microwave, seamlessly flowing into the dining area and spacious living room with an electric fireplace. Upstairs, you'll find three generously sized bedrooms, a bonus room with a VAULTED CEILING, three bathrooms, and a convenient laundry area which comes with front load washer and dryer. The home offers two primary bedrooms, each with walk-in closets and private ensuites (5-piece and 4-piece), while all bedrooms include walk-in closets for added storage. The basement features a separate side entrance, 9-foot ceilings, and large windows, providing excellent potential for future development. Located close to parks, schools, shopping, and transit, this home delivers comfort, versatility, and outstanding value in a vibrant community.